

Town of Buena Vista, Colorado Trend Analysis

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EXECUTIVE SUMMARY

The purpose of the Economic Development Trends report is to provide a profile of the existing economic conditions and trends in the Town of Buena Vista. This will form the basis for developing economic goals and policies to guide the Town in making key economic decisions as well as in updating their Master Plan. This summary presents the key demographic, socio-economic, economic development and market findings.

Demographic Trends

- The Town of Buena Vista had a population of 2,263 in 2003 according to estimates from the DOLA Demography section, representing an 18.66% increase from 1993. In comparison, population increased by 19.85% in Chaffee County from 1993 to 2003 and by 23.78% in the State of Colorado during that same time period.
- As calculated, using both the linear and geometric least squares method, the population of Buena Vista is predicted to grow between 31% to 39% between 2005 and 2030, resulting in a population increase of between 1,587 and 1,124. The State of Colorado Demographer's office forecasts a growth rate of 37% for Chaffee County over the same time period.
- Buena Vista's age composition represents that of the United States as a whole. Specifically, there is a large segment of the population between the ages of about 40-69, which represents the post-World War II "baby boom." As this population ages, there will be a much greater demand for medical and other geriatric services.
- According to the US Census Bureau, the median age in Buena Vista is 42.2 yrs, in comparison to Colorado at 34.5 years and the United States at 36.2 years.
- For Buena Vista, of the individuals age 25 and over, 90.2% are high school graduates or higher, in comparison to Colorado at 86.9% and the United States at 80.4%. Additionally, in Buena Vista, 24.4% of the individual age 25 and over have a bachelors degree or higher, in comparison with Colorado at 32.7% and the United States at 24.4%.

Housing Trends

- According to DOLA, demography section, Buena Vista had at total of 1,054 housing structures in 1999, which increased by about 13% to 1,217 in 2003.
- As calculated, using the geometric least squares method, the number of housing structures in Buena Vista are estimated to increase by 57% between 2005 and 2030. This prediction shows households growing faster than population over this time period, indicating that overcrowding is not an issue for Buena Vista. Additionally, this demonstrates a decreasing trend in multifamily housing and a trend toward empty nesters, boomer retirees, childless couples and singles.
- Of Buena Vista's occupied housing units in 2002, 65% were owner occupied while 35% were renter occupied. This is consistent with the United States as a whole at 66.2% and 33.8% respectively.

Housing Trends Cont.

- Buena Vista's housing unit vacancy rate has been steadily increasing between 1999 and 2003. Approximately 37% of the vacancies reported in the 2000 Census for Buena Vista are for seasonal, recreation or occasional use. This could be attributed to an increase in vacation/second home purchases.
- In Buena Vista, the average number of persons per household as of 2003 is 2.25. If current population and housing trends continue in Buena Vista, by the year 2030, the average number of persons per household will be 1.29. This is consistent with the United States as a whole.
- The median 1989 housing price in Buena Vista, according to the 1990 US Census, was \$55,300 while the median housing price listed in the 2000 Census was \$119,500. This results in an increase of about 54% in the median housing price for this ten year period.

Economic Characteristics

- The largest employment sectors in Buena Vista are sales and office, followed by management and then service. This is consistent with an economy which relies heavily on tourism.
- According to the 2000 Census, the largest number of businesses by category in Buena Vista are construction, at 88 businesses, followed by retail at 33 and then lodging at 31.
- Buena Vista's average adjusted gross income for 2002, \$37,774, was 63% of the National Average.
- Chaffee County had a 2002 poverty level between 11 and 13%. This is consistent with the United States as a whole but is slightly higher than Colorado which is between 8 and 10%.

Town of Buena Vista Revenues and Expenditures

- Overall, between 1996 and 2004, total revenues for the Town of Buena Vista have increased. The largest revenue source is from the general government category, followed by the intergovernmental revenue category and the licenses and permits category.
- The highest expenditure per capita is public safety, ranging from \$177 in 1996 to \$260 in 2004. Within the public safety category, police expenditures are the largest category.
- Assuming that the current trends continue, the revenues per capita for Buena Vista are increasing at a faster rate than the expenditures. Given certain defined assumptions, in 2010, the expenditures will equal 96% of the revenues.
- Recently, the per capita expenditures on the Water Fund were less than the per capita revenues. As a result of this, the Water Fund Total Debt has been decreasing steadily since 1998.

INTRODUCTION

The purpose of this report is to provide a descriptive profile of existing demographic and economic conditions for the Town of Buena Vista. This profile includes baseline data and trends related to population, housing, employment, and town revenues and expenditures. The findings of this report will provide a framework for the Town of Buena Vista to update their master plan.

In order to analyze demographic and economic information, demographic data was obtained for the Town of Buena Vista from the 1990 and 2000 U.S. Census. Census data was also gathered for Salida, Chaffee County, Colorado and the US for comparison purposes. Other sources of information include, but are not limited to; Colorado Division of Governments, the State of Colorado School Accountability Reports, the Colorado Division of Housing, Housing and Urban Development, US Department of Labor and Employment and the Colorado Department of Local Affairs.

The first chapter of the report discusses Buena Vista's population characteristics, including population, migration, age distribution, racial distribution and education. The second chapter discusses Buena Vista's housing characteristics, including housing units, vacancy, persons per household, housing age and condition, rentals, affordable housing and housing prices. The final chapter of the report discusses Buena Vista's economic characteristics, including job flows, income, employment, income tax data, poverty, and town revenues and expenditures. Appendix A contains detailed tables for further analysis.

Chapter 1 : Buena Vista Population Characteristics

1.1 Population

The population of the Town of Buena Vista has been growing over the last ten years. The highest rate occurred in 1996, when the growth rate was 4.24%. The lowest rate of growth, .14%, occurred in 1998. This can most likely be attributed to the closing of the mine.

Compared with the growth rates in Salida, Chaffee County and the State of Colorado, the high growth rate experienced in 1996 was unique to Buena Vista. (Table 1, Appendix A)

Buena Vista's lowest growth rate year was in 1998, at 0.14%, which was consistent with Salida and Chaffee County but not with the State of Colorado, which had a much higher rate of 2.60%.

The population growth rate reflects the number of births and deaths during the period and the number of people migrating to and from the area. Significantly, Buena Vista, Salida, Chaffee County and the State of Colorado have been experiencing decreasing growth rates since 2001. This trend can most likely be attributed to a decrease in people migrating to the area.

Figure 1: Buena Vista Yearly Population

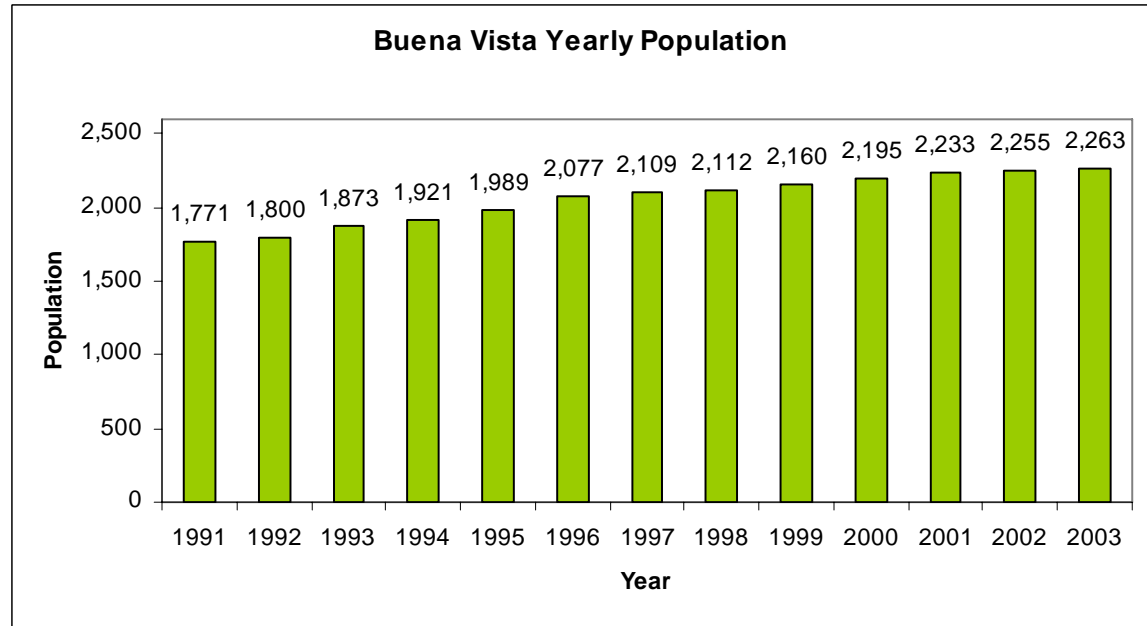


Figure 2: Buena Vista % Yearly Population Change

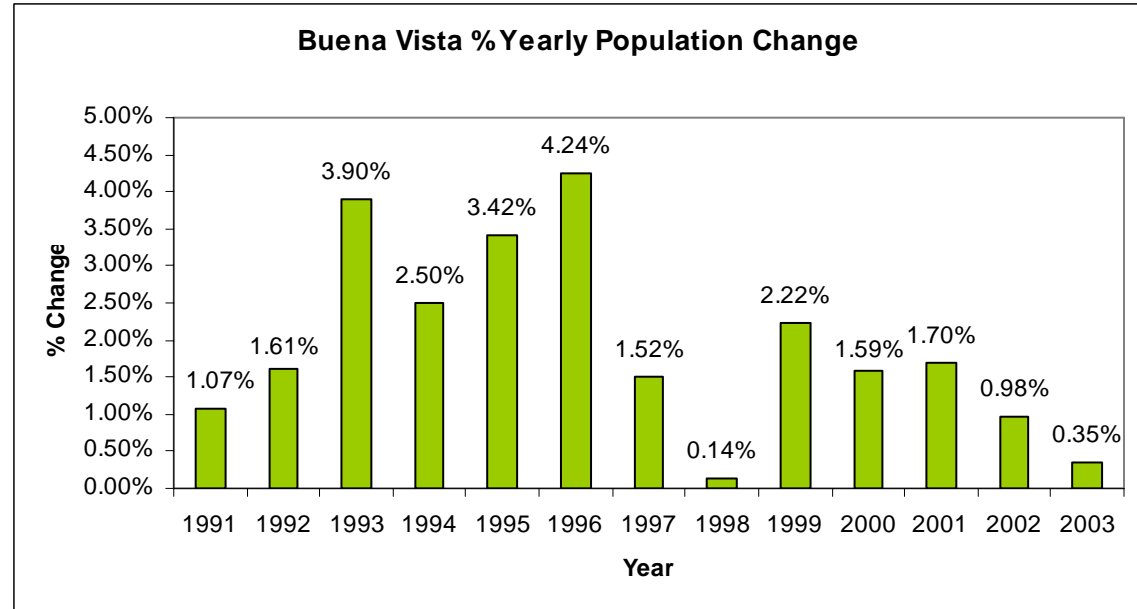


Figure 3: Regional % Change in Yearly Population

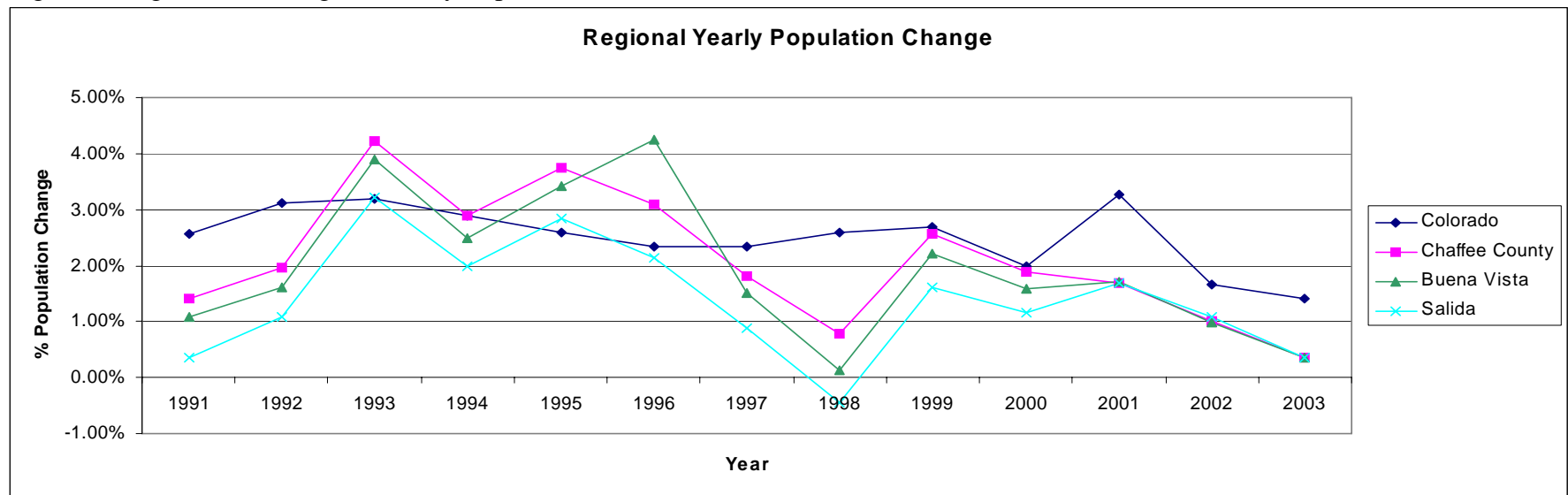


Figure 3 above shows the yearly percent population change from 1991 to 2003 for Colorado, Chaffee County, Buena Vista and Salida. Note the similarity of the changes for Chaffee County and its two largest communities over this time period, with Buena Vista and Chaffee's populations decreasing to the Salida rate in 2002. Figure 4 below demonstrates the population change of Buena Vista, Salida and Chaffee County in ten year intervals, beginning in 1950. Buena Vista has experienced periods of rapid population growth followed by low to negative growth that are not entirely consistent with Salida and Chaffee County. (Table 2, Appendix A) Between 1990 and 2000, Chaffee County's growth ranked 32nd out of 63 counties in Colorado, with 28%. The fastest growing Colorado county during that time period was Douglas, at 191%, and the slowest was San Juan County at -25%.

Figure 4: % Regional Population Change

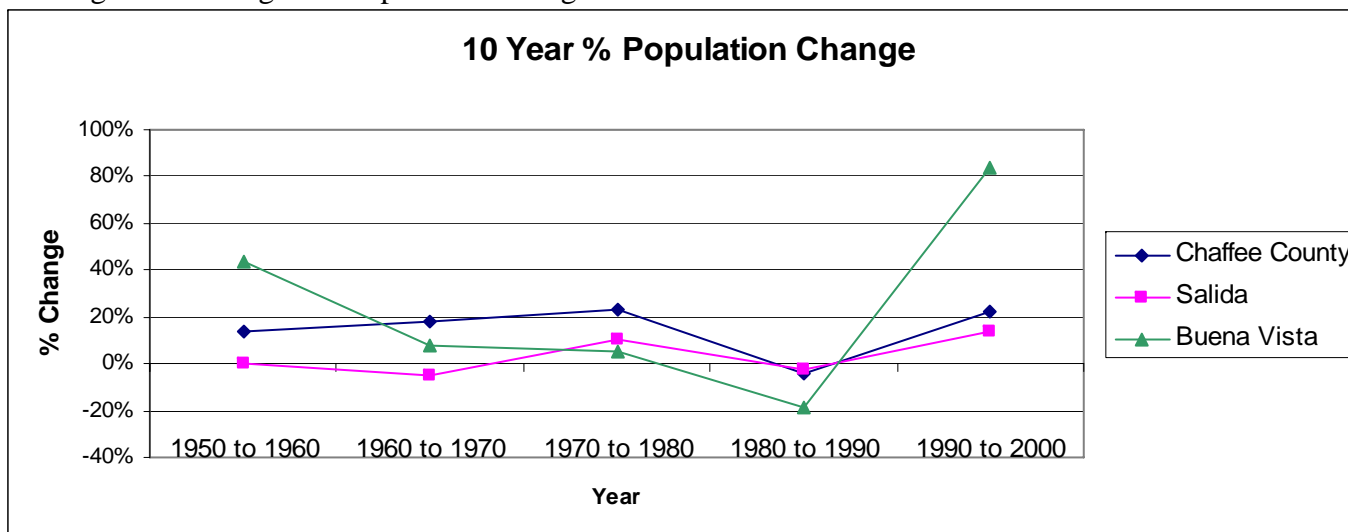
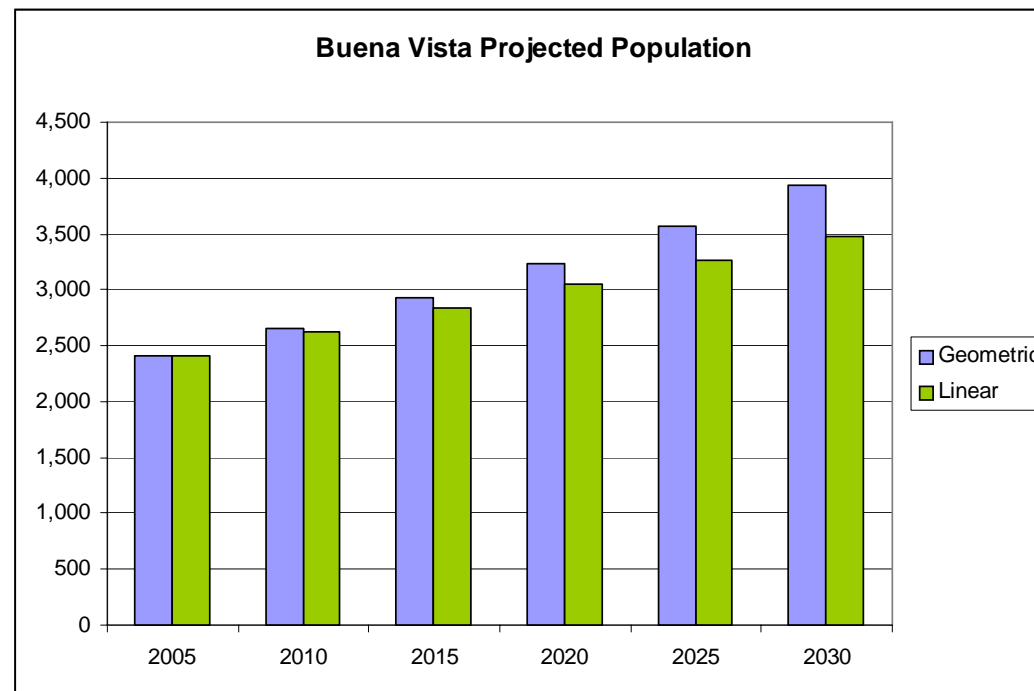


Figure 5 shows two projections of population change for the Town of Buena Vista from 2005 to 2030. The higher projection is for an increase of 39% in the population by 2030 (from 2,403 in 2005 to 3,943 people in 2030), with the second projection model suggesting an increase of 31% to about 3,485 people in 2030.

The projected future population of Buena Vista was calculated using two separate “least squares” methods. The first method used is the geometric method, which is unique in describing phenomena that grow at a constant rate. This method shows a 39% growth increase between the years of 2005 and 2030. The calculated mean average percent error for the geometric method in this specific case is less than 1%.

The second “least squares” method is the linear method. It can (but is not guaranteed to) provide the most accurate projections for small, slow growing regions. This method projects a 31% growth increase in Buena Vista from 2005 to 2030, resulting in an estimated 2030 population of 3,485 or 458 fewer people than projected by the geometric method. The calculated mean average percent error for the linear method in this specific case is also less than 1% but more than the geometric error. (Table 3, Appendix A)

Figure 5: Buena Vista Projected Population



1.2 Migration

Unlike death rates, which change slowly and predictably over time, and birth rates, which generally follow stable short-run trends, state and local migration rates can change tremendously in a very short time. Local migration rates can change even more dramatically in response to regional economic changes, such as a mine closing or opening.

The impact of migration on local population change is compounded by the fact that migration is related to changes in the age, sex and race of the population. The peak migratory ages extend from the late teens through the early thirties when people tend to leave their parents' home to seek education and work and to establish a household of their own (*Klosterman, Community Analysis and Planning Techniques, 1990*). At least since 1994, Chaffee county has been experiencing a higher rate of in-migration than out-migration. (Figure 6) These data are consistent with the US Census regional population data for the area. (Table 4, Appendix A)

Components of migration data can be used to forecast future growth. The Colorado Demography Section uses four factors to predict the population of Chaffee county in the next 25 years. These are: Age Groups of the Current Population, Births, Deaths and Net Migration. From these data, the Colorado Demography Section forecasts continued growth in Chaffee County, with the largest yearly change in population occurring between 2015 and 2016. While this is not specific to Buena Vista, the town is encompassed by the county growth forecast. In comparison to the forecasted growth for Buena Vista between 2005 and 2030, which is between 39% and 31%, the State Demographer's Office forecasts a growth rate of 37% for Chaffee County over the same period. (Table 5, Appendix A)

Figure 6: Chaffee County IRS Migration Data

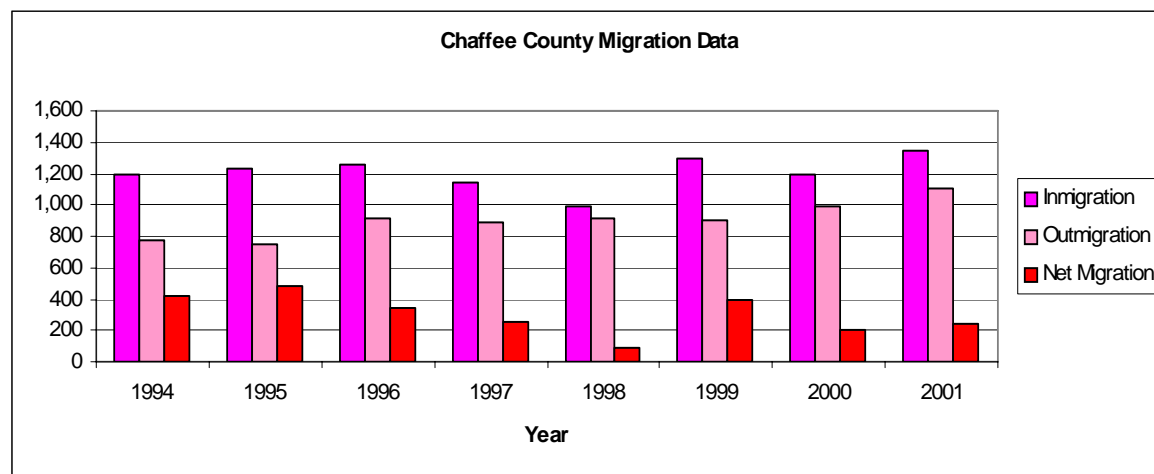
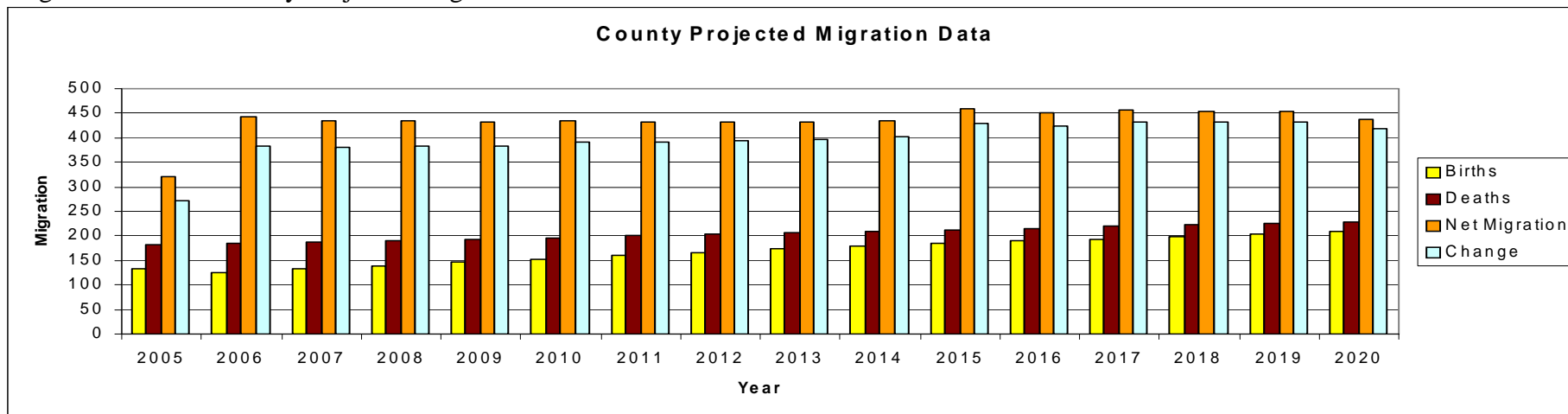


Figure 7: Chaffee County Projected Migration Data



1.3 Age Distribution

Overall, there are a higher number of females than males living in Buena Vista. The most significant difference is in the 60-69 year old range. Note the lump in the pyramid between the ages of about 40 to 69. This large segment of the population is the post-World War II "baby boom." As this population ages its portion of the pyramid will increase, resulting in a much greater demand for medical and other geriatric services. (Table 6, Appendix A)

Also of significance, is the very large number of 15 yr old males. According to the US Census Bureau, in 2000, the ratio of men to women varied significantly by age group. There were about 105 males for every 100 females under 25 in 2000, reflecting the fact that more boys than girls are born every year and that boys continue to outnumber girls through early childhood and young adulthood. However, the male-female ratio declines as people age. For men and women aged 25 to 54, the number of men for each 100 women in 2000 was 99. Among older adults, the male-female ratio continued to fall rapidly, as women increasingly outnumbered men. For people 55 to 64, the male-female ratio was 92 to 100, but for those 85 and over, there were only 41 men for every 100 women. (Table 7, Appendix A)

Figure 8: Age Distribution

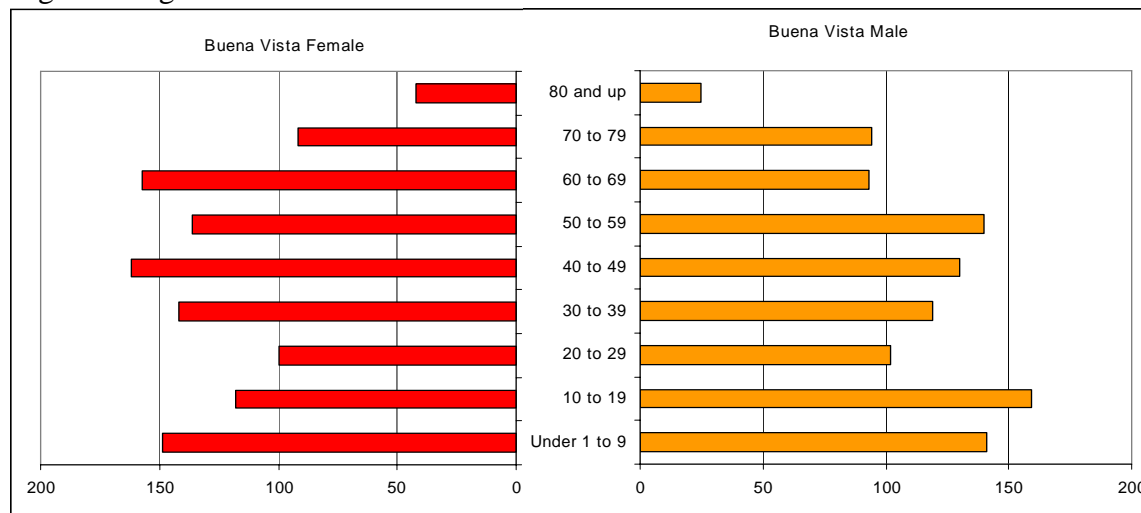
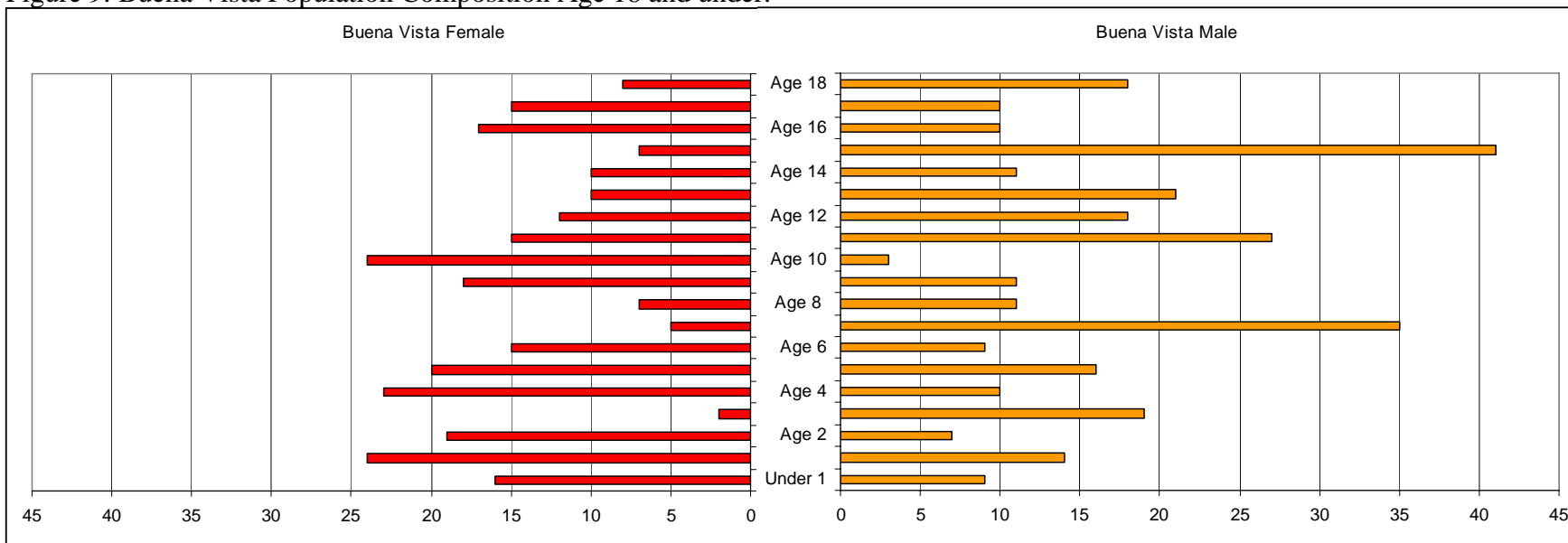


Figure 9: Buena Vista Population Composition Age 18 and under.



The median age in Buena Vista is 42.2 yrs., meaning half the population is older than 42.2 years and half is younger. The median age for Colorado in 2004, according to the US Census Bureau, was 34.5 with the US Median Age being 36.2.

The age distribution is relatively even with the exception of the smaller number in the 80 years and older category. As shown in Figure 11, the distribution of youth ages 18 and under in Buena Vista is relatively consistent. Overall, the population under the age of 18 constitutes 25.3% of the total population in Buena Vista. According to the 2004 American Community Survey, this is consistent with the United States at 25.6%.

In Buena Vista, the largest age group overall is the 40-49 year group, followed by the under 1-9 age and then the 10-19 age group as shown in Figure 12. This is consistent with the United States as a whole.

Figure 10: % Total Population by Age Group

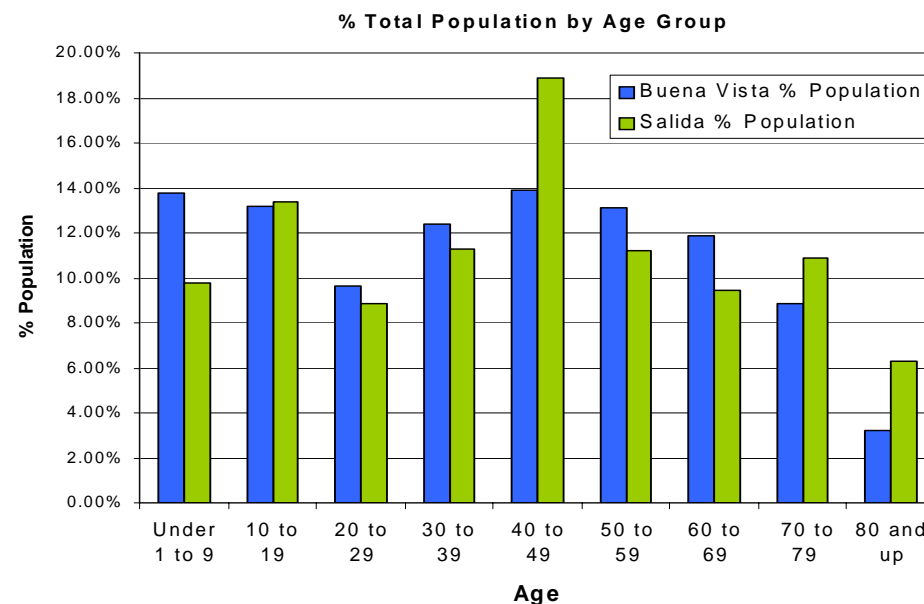


Figure 11: Buena Vista % Age 18 and Under

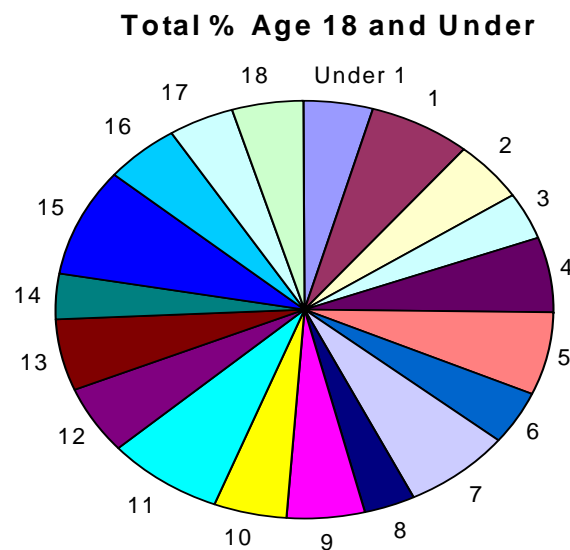
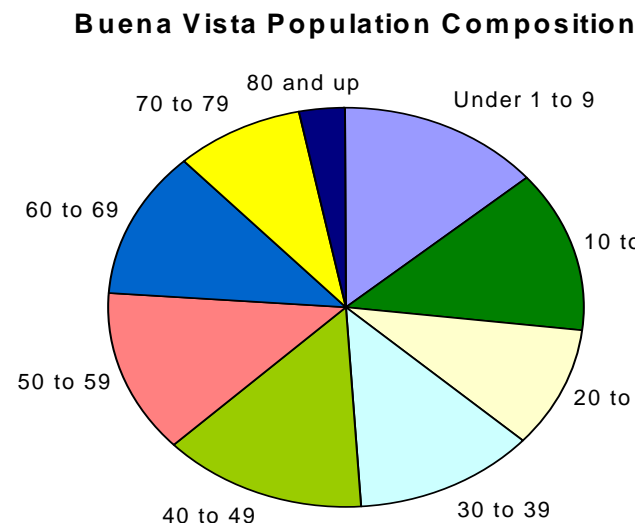


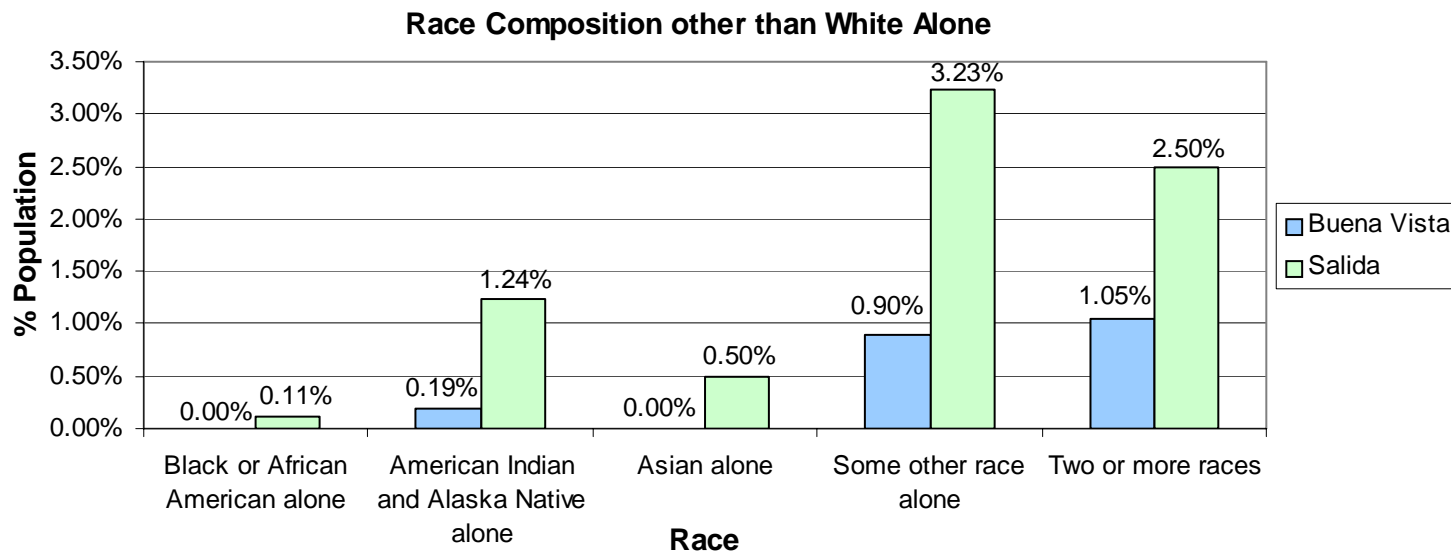
Figure 12: Buena Vista Population Composition



1.4 Racial Distribution

The majority of Buena Vista's citizens are white, 97.89%. The 2000 US Census found no Black /African American or Asian citizens living in the town, and less than .90 % of persons of any other single race. (Table 8, Appendix A) In comparison, the United States as a whole is home to 12% Black/African Americans, and 4% of Colorado's population is Black/African American.

Figure 13: 2000 Population by Race other than White



1.5 Education

There are 383 students in Buena Vista between kindergarten and grade 12. (Table 9, Appendix A) Assuming that the majority of these students are between the ages of 5 and 18, this constitutes approximately 90% of the Town's school age children. The remaining 10% probably consists of high school dropouts and home schooled children.

For Buena Vista, of the individuals age 25 and over, 90.2% are high school graduates or higher, in comparison to the United States with 80.4% and Colorado with 86.9%.

Additionally, in Buena Vista, 24.4% have a bachelor's degree or higher, in comparison to the United States with 24.4% and Colorado with 32.7%.

Almost 6% of Buena Vista residents obtained a masters, professional or doctorate degree.

Figure 14: Buena Vista % Population by Educational Attainment

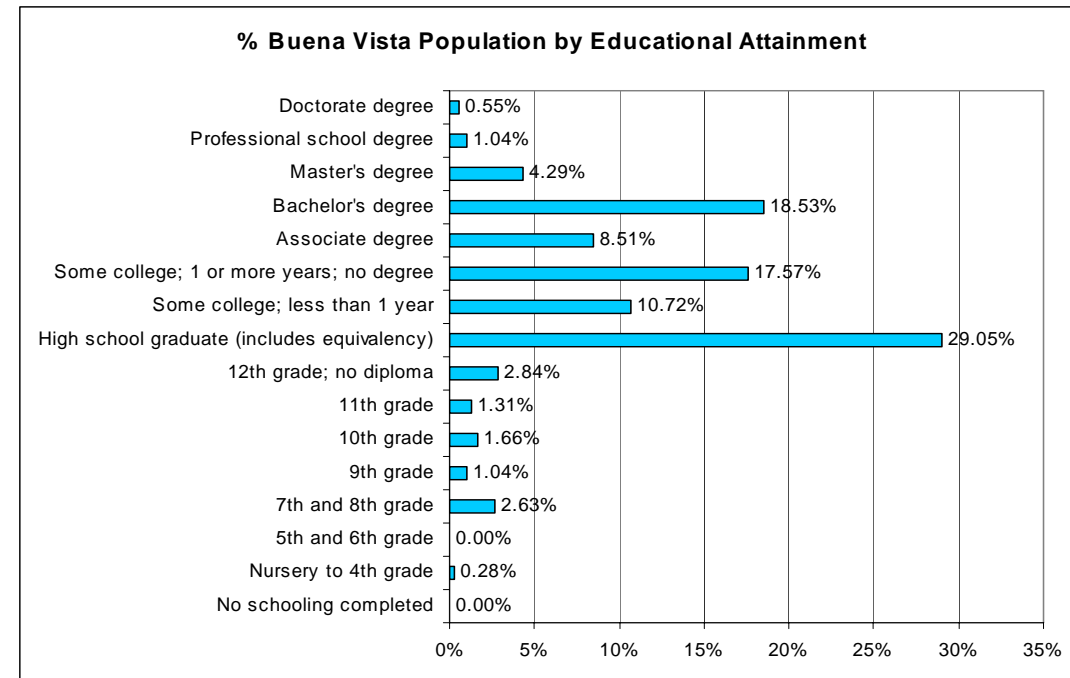


Figure 15: School Enrollment Composition

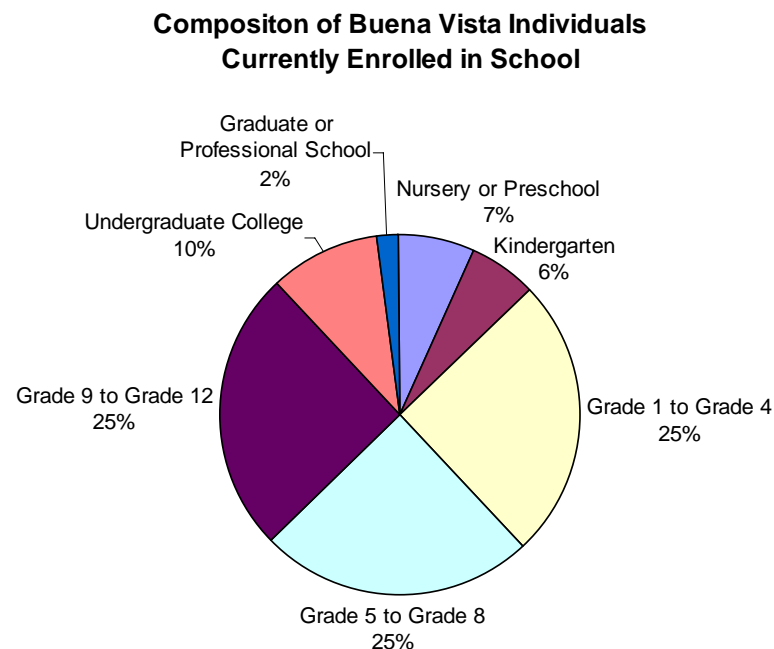


Figure 16: Number of Individuals Currently Enrolled in School

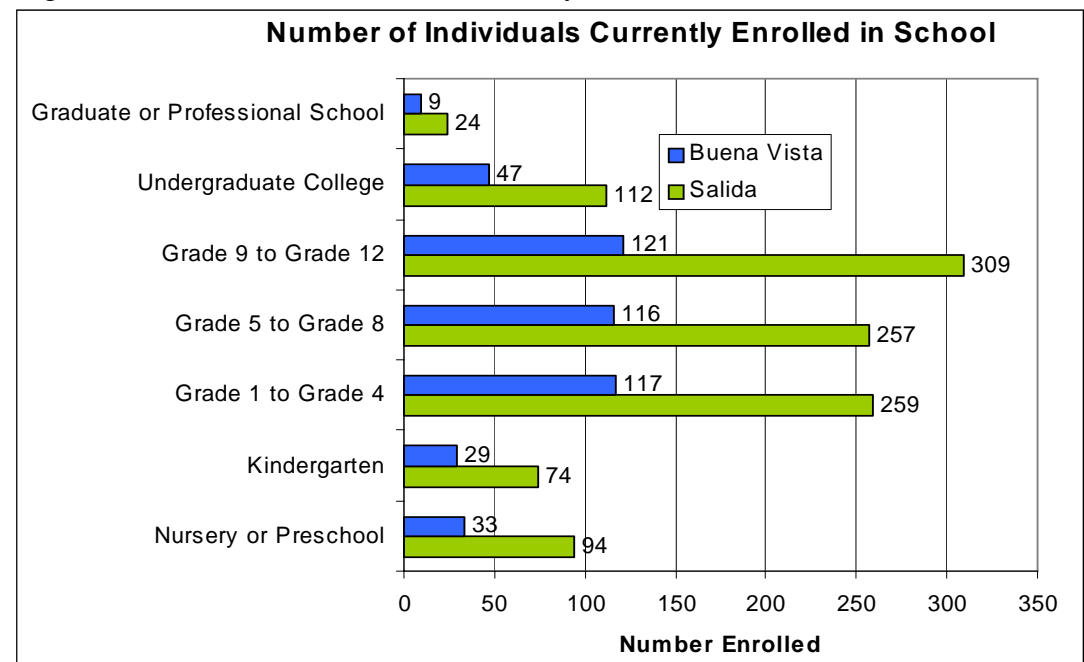
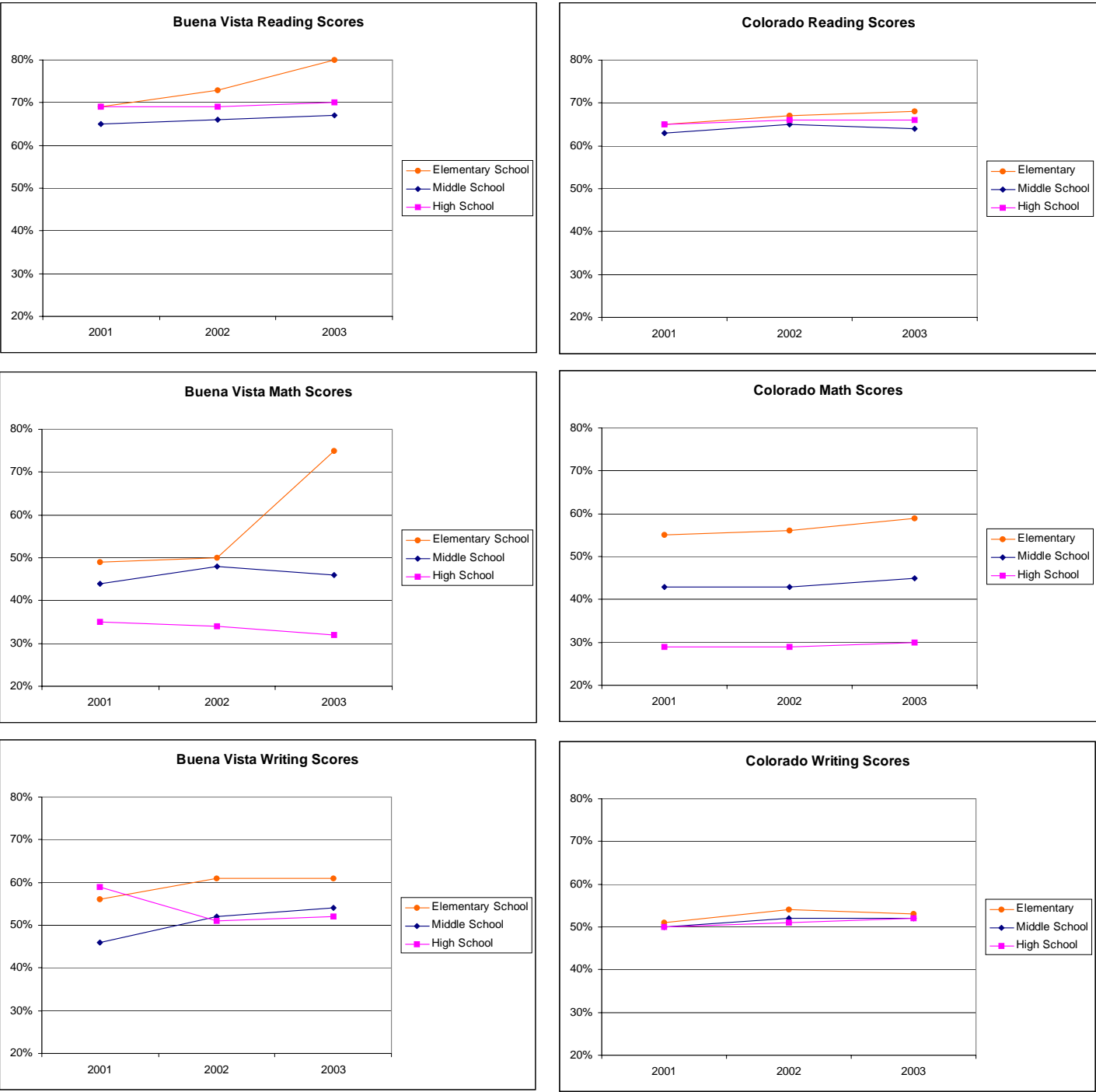


Figure 17 shows the percentage of Elementary, Middle and High School Students in Buena Vista and the State who scored proficient or advanced in Reading, Writing and Math in the Colorado Student Assessment Program. Most recently, there was a higher percentage of students in Buena Vista schools with proficient or advanced scores.

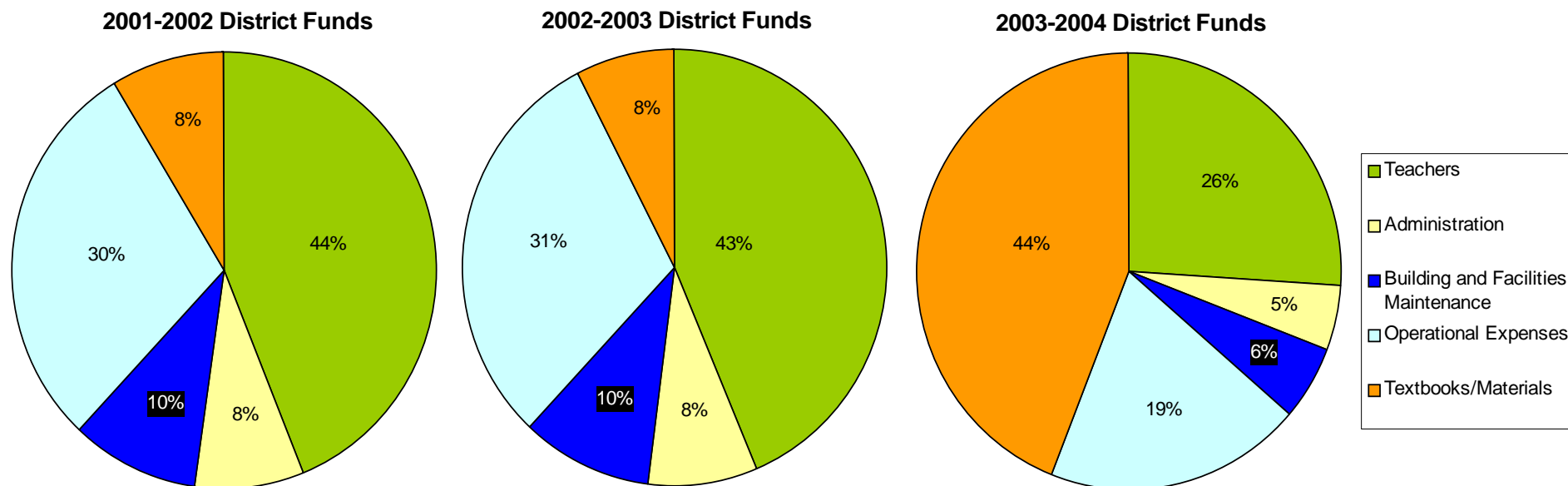
Generally, the scores tend to decrease as the students progress through school, being the highest in elementary school and the lowest in high school. The largest variance is in the math scores, where Buena Vista's elementary school had 75% of the students scoring proficient or advanced, in comparison to Buena Vista's high school with 32%.

Figure 17: Colorado Student Assessment Program



The following bar charts show the appropriation of funds within the Buena Vista School District. Of note is that the 2003-2004 School year shows a low percentage of the district funds going to teachers and a larger percentage going to purchase textbooks and materials.

Figure 18: District School Fund Disbursements



Chapter 2 : Buena Vista Housing Characteristics

2.1 Housing Units

The charts below demonstrate the total number of housing structures in each place in each of five years. In 1999, Buena Vista was calculated as having 1,082 housing units and 1,054 housing structures. This means that 28 housing units share structures in one form or another. Approximately 97% of the housing in Buena Vista is single family. Almost half, or 49% of the units, have either 5 or 6 rooms. The number of housing structures in Buena Vista was 1,054 in 1999, increasing to 1,217 in 2003. Figure 19 shows the % change in number of housing structures per year. (Tables 10 and 11, Appendix A)

Figure 19 : Total Housing Structures

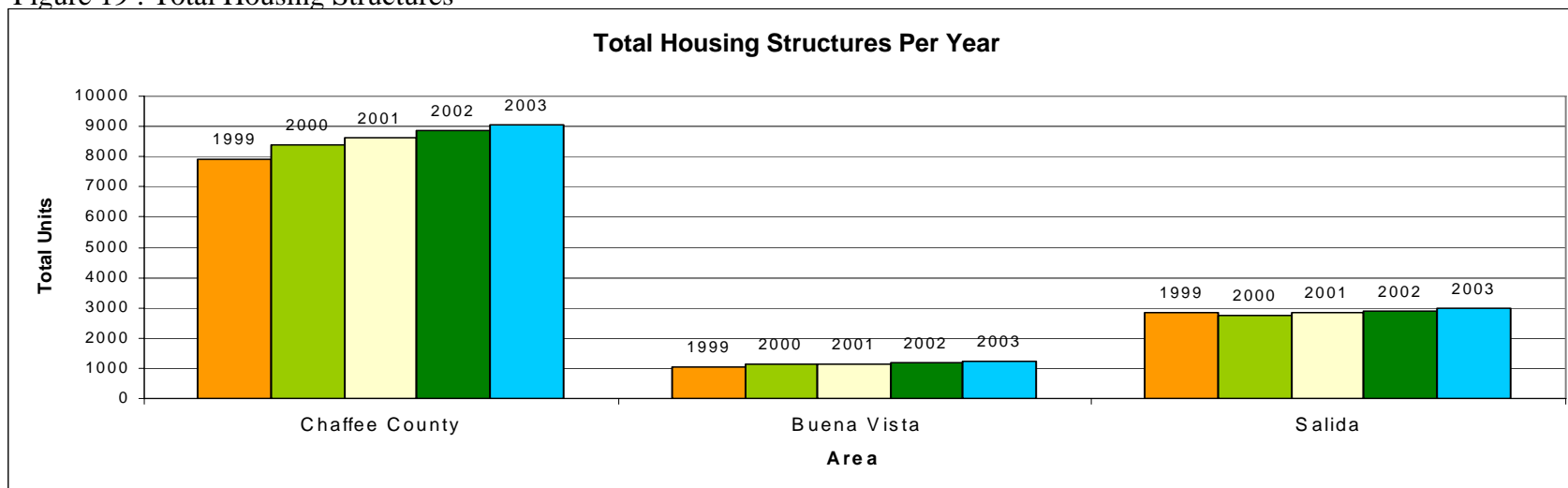


Figure 20: % Change in Housing Structures

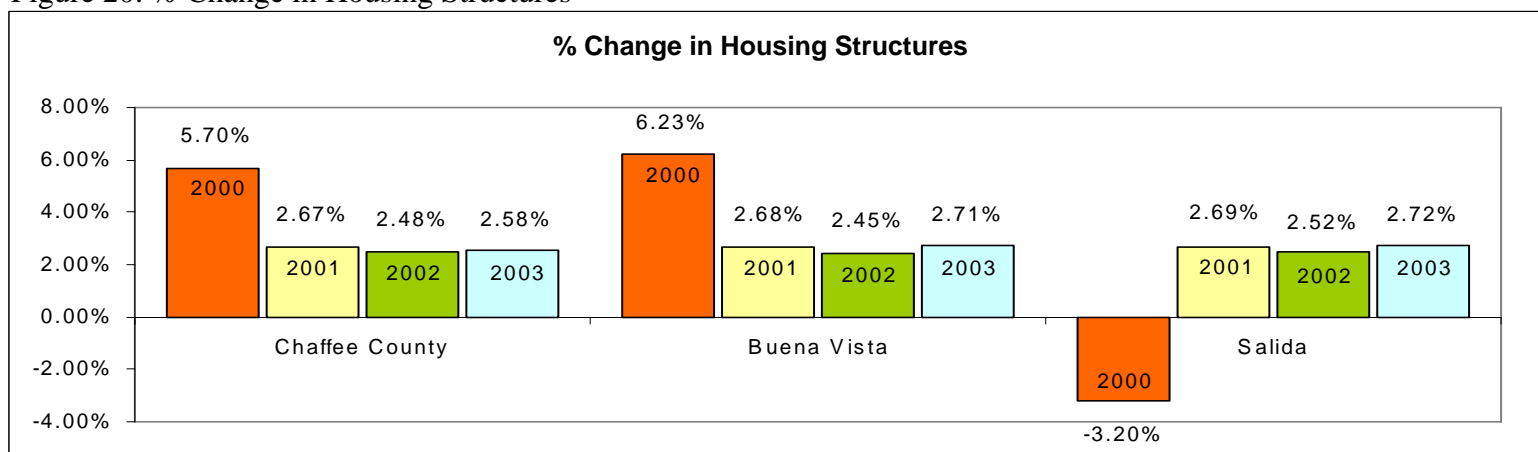


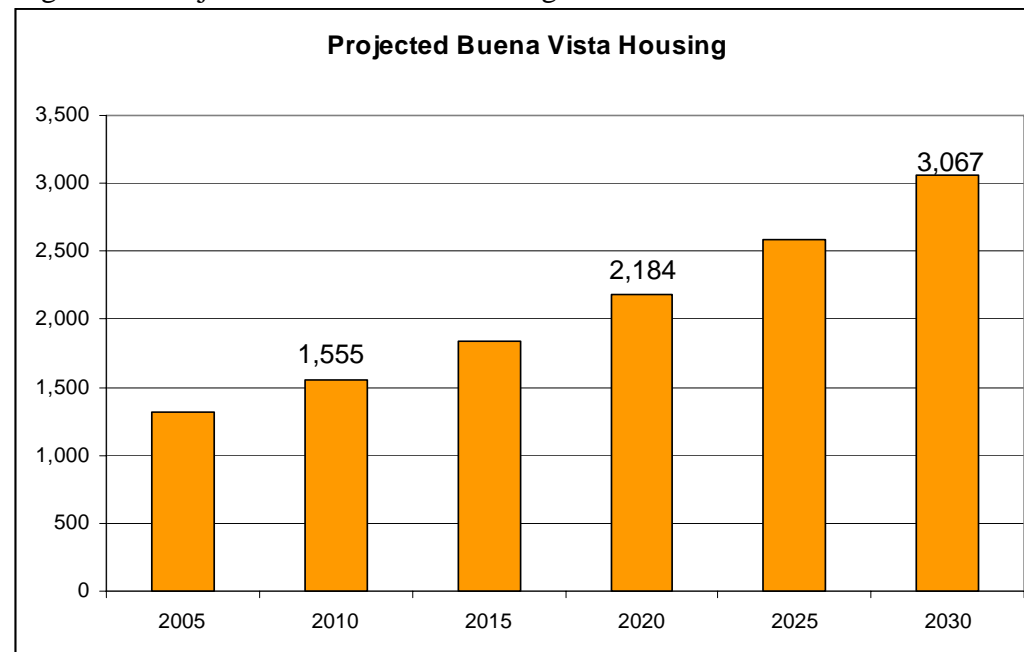
Figure 21 below shows the projected number of housing units for Buena Vista from 2005 to 2030. The raw data used to calculate the projections were from the Colorado Demography Section of the Colorado Department of Local Affairs. To determine this projection, the coefficient of relative variation (CRV) was calculated using both the least squares geometric and the least squares linear method. The geometric method yielded the lowest CRV.

The table and chart below demonstrate the results obtained by using the geometric least squares method. The model predicts that from an estimated 1,312 housing units in 2005, there will be an increase to 3,067 units in 2030, with a net gain of 1,755 units. This prediction shows households growing faster than population over this time period, indicating that overcrowding is not an issue for Buena Vista. Additionally, this demonstrates a decreasing trend in multifamily housing and a trend toward empty nesters, boomer retirees, childless couples, singles and second home owners. (Table 12, Appendix A)

According to the National Association of Homebuilders, “the construction of 1,000 multi-family homes generates: 1,030 jobs in construction and related industries, approximately \$33.5 million in wages, and more than \$17.8 million in federal, state and local tax revenues and fees.” Housing Colorado: The Challenge for a Growing State. November 1, 2002.

Additionally, according to the Institute of Transportation Engineers, the average vehicle trip generation in residential areas for a single family detached home in the United States is 10.1 trips. Currently, Buena Vista’s housing structure is compiled by 97% single family homes. If we assume that this ratio will remain constant, in 2030, there will be about 2,975 single family homes (97% of 3,067) in Buena Vista. At an average of 10.1 trips per day, this will equal about 30,047 vehicle trips per day, in comparison with the current estimation of about 13, 251 vehicle trips per day.

Figure 21: Projected Buena Vista Housing Units



2.2 Housing Vacancy and Occupancy

Of Buena Vista's occupied housing units in 2000, 65% were owner occupied while 35% were renter occupied, which is consistent with the United States as a whole. Of Buena Vista's housing units for rent in 2000, 13% were unoccupied. While the amount of Buena Vista's occupied housing units has remained relatively stable between 1999 and 2003, the actual number of housing units has increased significantly. This has resulted in an increased vacancy rate as shown on the following page. (Table 13 and 14, Appendix A)

Figure 22: Occupied Housing Units

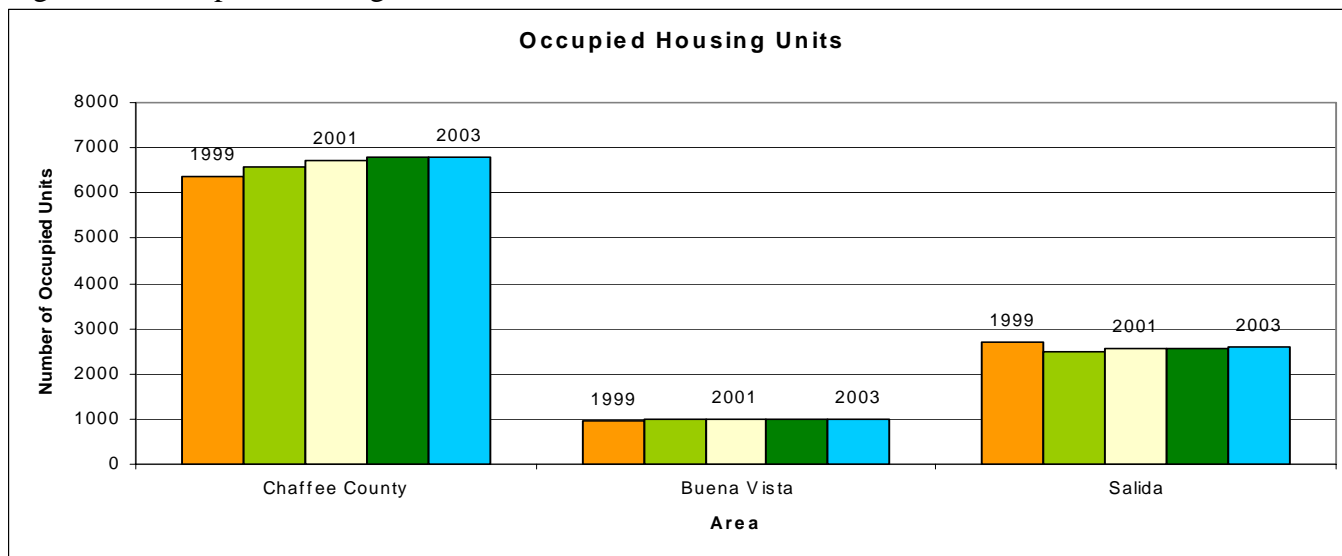
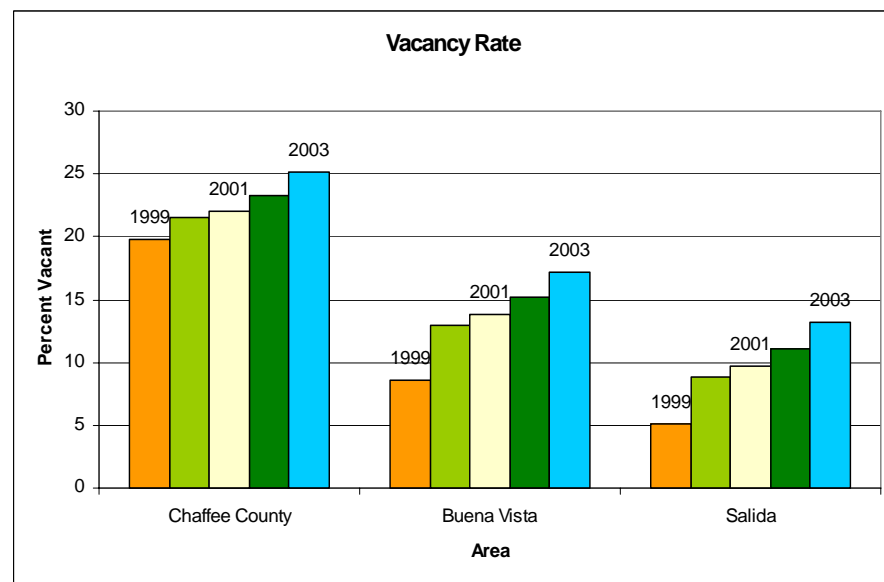


Figure 23: Vacancy Rates

Buena Vista's housing unit vacancy rate has been steadily increasing between 1999 and 2003. This could be attributed to an increase in vacation/second home purchases. Approximately 37% of the vacancies reported in the 2000 Census for Buena Vista are for seasonal, recreation or occasional use. For Buena Vista, the months of July, August and September have the highest historical vacancy rates. (Table 15 and 16, Appendix A)



According to a housing survey conducted in February 2005, by Dr. Gordon von Stroh, the highest vacancy rate in Buena Vista since the 3rd quarter of 2000 was in the last quarter of 2004, at 11.9%. On average, the months of July, August and September have the highest historical vacancy rates. While the Buena Vista vacancy rate for the last quarter of 2005 is 3.6%, Table 17 of Appendix A shows that all of the vacancies are in the rental group with monthly rental rates between \$526 and \$550, which is above the median rental price for the area. In comparison with other municipalities in the state, Buena Vista has a relatively low vacancy rate, as demonstrated in Figure 25.

Figure 24: Buena Vista Rental Vacancy Rates by Quarter

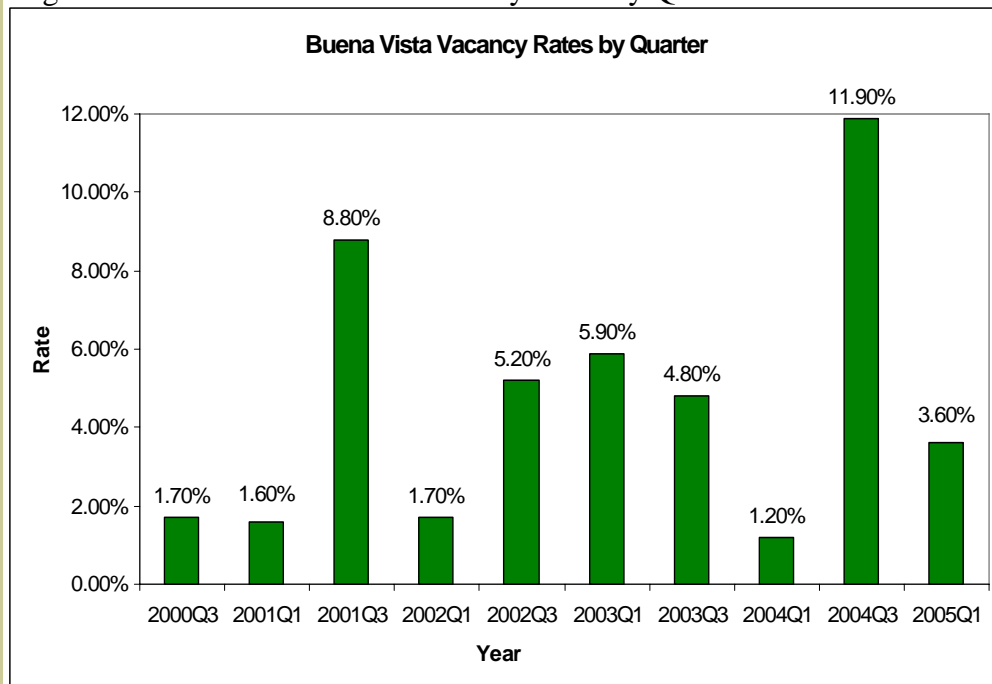
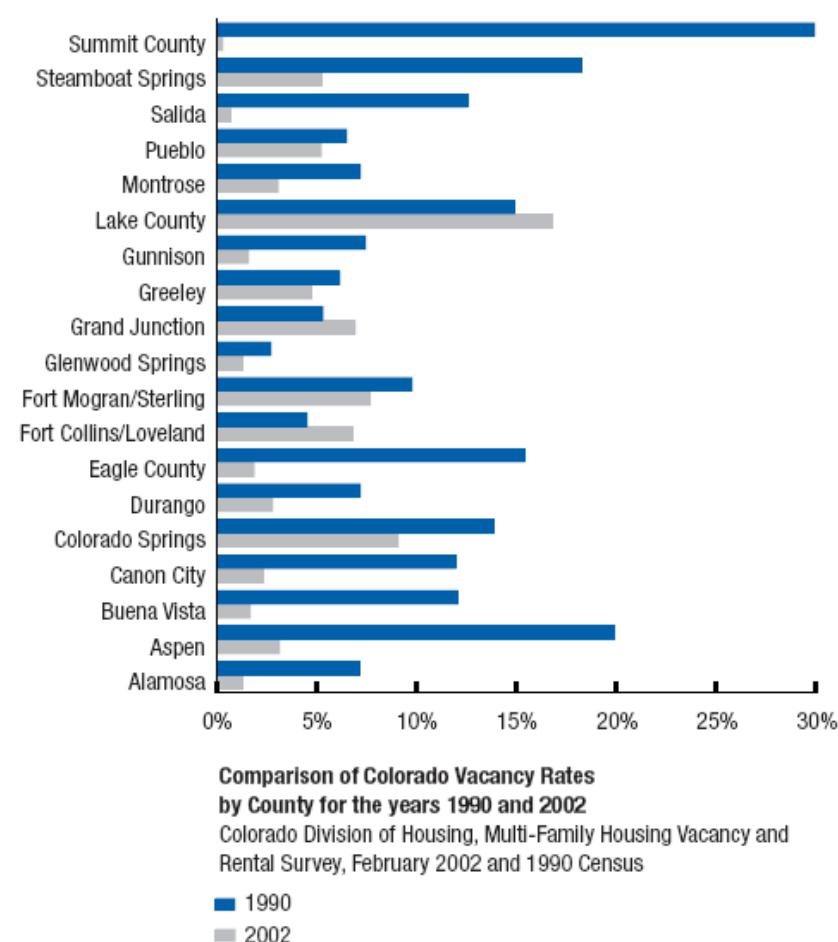


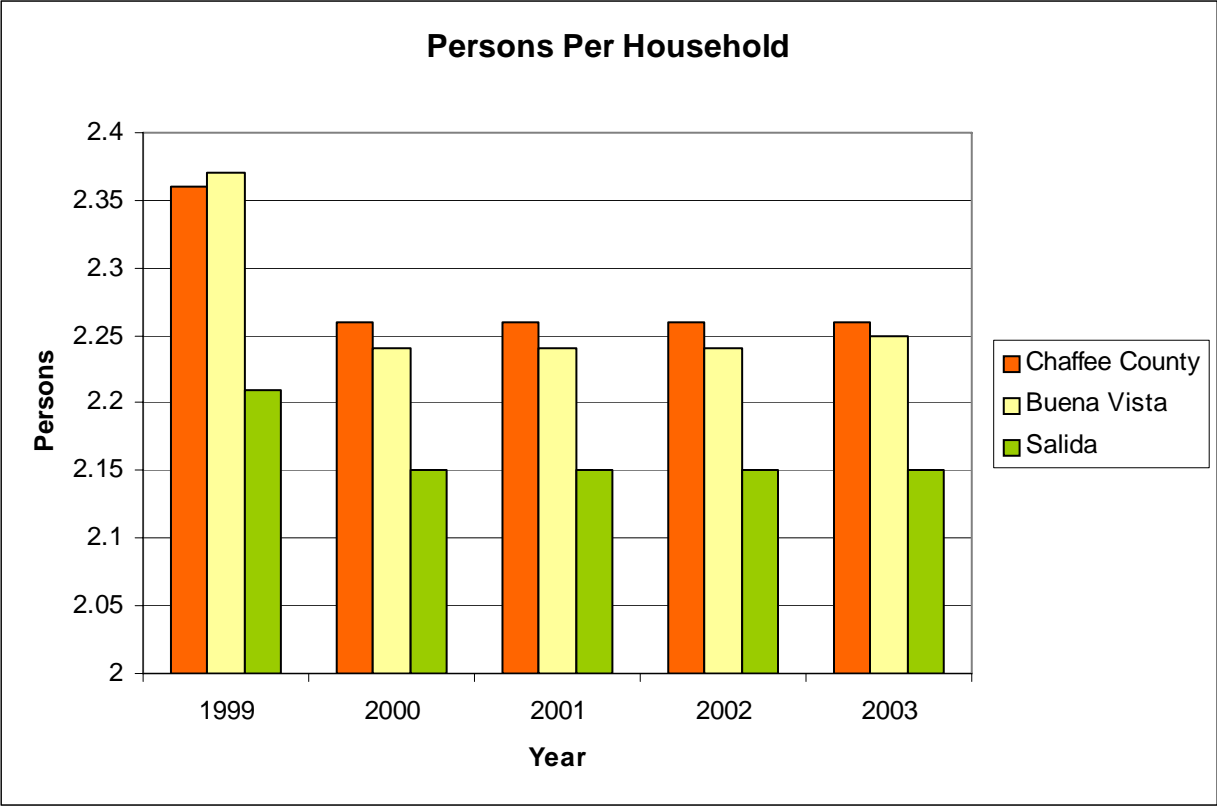
Figure 25: Colorado Vacancy Rates



2.3 Persons per Household

In Buena Vista, the average number of persons per household has remained relatively constant between 1999 and 2003. While Salida has a slightly lower average number of persons per household, Chaffee County and Buena Vista have similar averages. If current population and housing trends continue in Buena Vista, by the year 2030, the average number of persons per household will be 1.29. (Table 18, Appendix A) This demonstrates a decreasing trend in multifamily housing and a trend toward empty nesters, boomer retirees, childless couples and singles. This is consistent with United States trends.

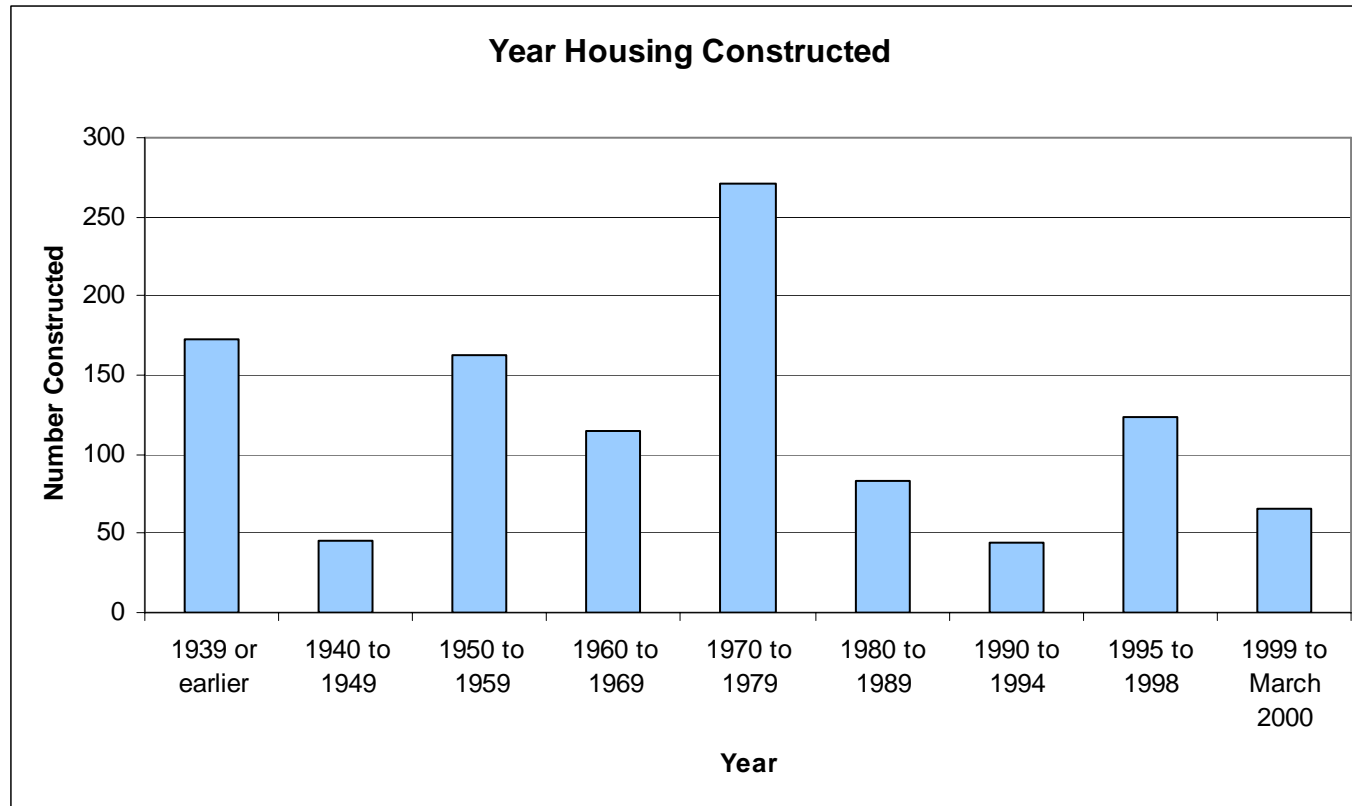
Figure 26: Persons per Household



2.4 Housing Age and Condition

According to the US Census data on housing construction, 17% of the houses in Buena Vista were constructed between 1995 and 2000, while the largest ten-year construction period was 1970 to 1979.

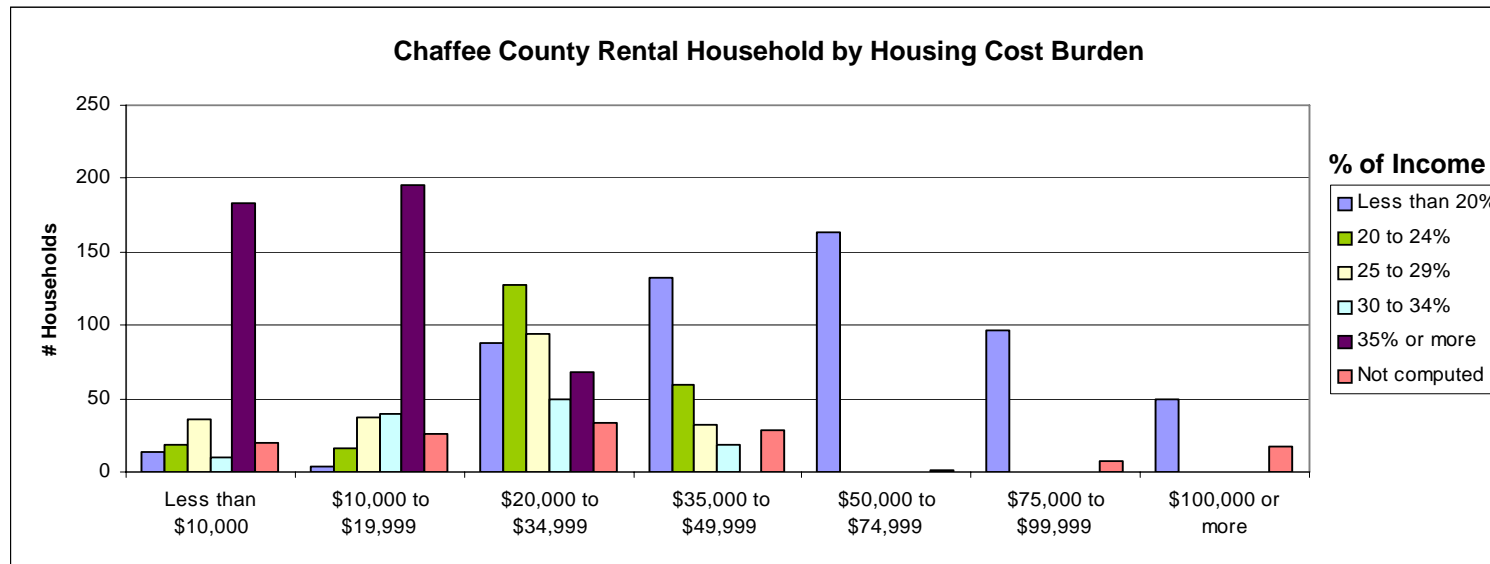
Figure 27: Year Housing Constructed



2.5 Housing Rentals

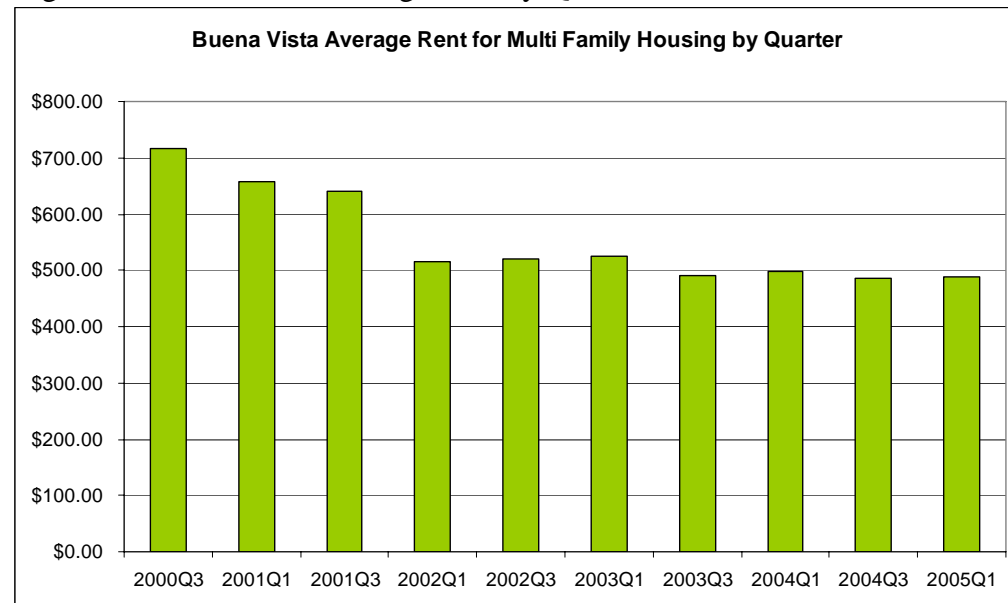
As demonstrated below, the housing cost burden in Buena Vista is significantly higher for individuals with lower incomes. A substantial 63% of households making less than \$20,000 per year pay 35% or more of their income for rent. (Table 20, Appendix A)

Figure 28: 2004 Chaffee County Rental Households by Housing Cost Burden



As demonstrated in Figure 29, Buena Vista's average rent for multi family housing by quarter has decreased overall since 2000. Rents are based on the units being unfurnished with tenants paying electricity and gas. Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents and bad debts.

Figure 29: Buena Vista Average Rent by Quarter



2.6 Affordable Housing

The median sales price of homes for the 3rd quarter of 2003 in Chaffee County is \$21,140, which is higher than the median price of affordable housing in the county. This is consistent with increasing housing prices nation-wide.

For individuals earning less than 60% of the 2003 area median income for 3 person families, 20 single family homes and 1 condo were available for sale as of January 1, 2003.

Table 21: Chaffee County Affordable Housing

Chaffee County Affordable Housing	3 person - AMI	Affordable Payment	Affordable Sales Price % 6.18
Median	\$39,870	\$997	\$140,110
<80%	\$36,150	\$904	\$127,038
<60%	\$27,120	\$678	\$95,305
<50%	\$22,600	\$565	\$79,420
<30%	\$13,550	\$339	\$47,617

Table 22: Buena Vista and Salida Rent

Rent	Median Rent 09/03 2br 2ba
Buena Vista	\$517
Salida	\$412

Table 23: Chaffee County Home Values and Available Units

Median Sales Price 3rd Quarter 2003	Benchmark Home Value	# Units Available < %80 AMI	# Units Available < %60 AMI
\$ 161,250 sf	\$173,767	38 sf, 2 co	20 sf, 1 co

Definitions:

- * AMI - 2003 Area Median Income for 3 person families, by county, as calculated by HUD.
- * Affordable Payment - equals 30% of monthly income, including rent or PITI and utilities.
- * Median rents are for two bedroom/one bath units, not including utilities, from the September 2003 Multi-Family Housing Vacancy & Rental Survey from the Colorado Division of Housing and the Metro Apartment Association.
- * Affordable Sales Price - 25% of monthly income pays for principle & interest only on an FHA mortgage with 3% down, 6.18% interest, and 30 year term.
- * Interest Rate - 6.18% is the average effective rate for 30 year, fixed rate FHA mortgages, as quoted by the Mortgage Bankers Association of America for the week ending October 17, 2003.
- * Median Sales Price - is based on 3rd Quarter 2003, Multiple Listing Service (MLS) information from the Colorado Association of Realtors, Metrolist, & IRES. This data is county specific, unless an MLS area is noted in the chart.
- * Benchmark Home Value - is the average value of 1300 square foot single family units as of January 1, 2003. It is based on an analysis of assessment data prepared by ValueWest, Inc.
- * # Units Available - is the number of single family and condo units available for sale at or below the "Affordable Sale Price" for 3 person households earning 80% & 60% AMI. It is based on listings in Realtor.com, Recolorado.com and Coloproperty.com, found October 28 - November 3, 2003.
- * sf = single family homes, including manufactured homes.
- * co = condos & townhomes.

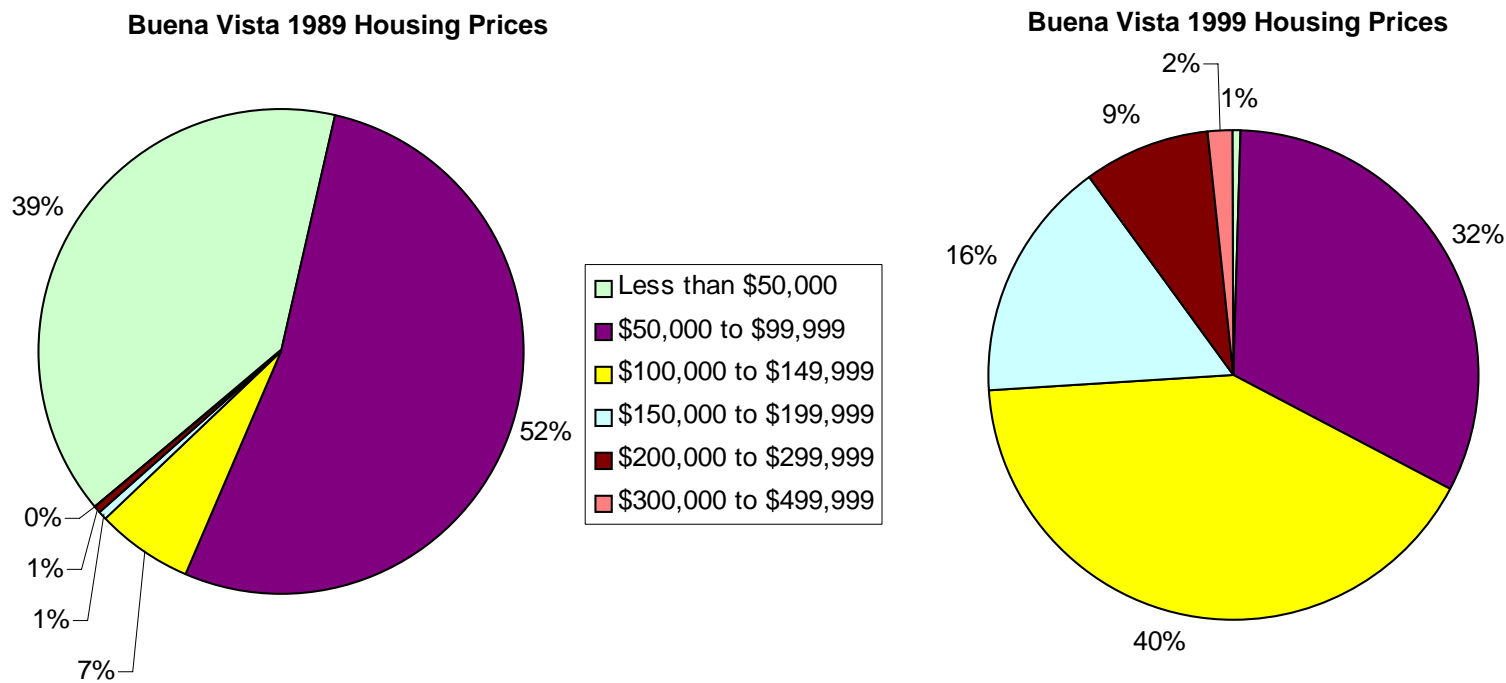
2.7 Housing Prices

Housing prices in Buena Vista shifted significantly between the 1990 and 2000 censuses. In 1989, 91% of Buena Vista houses were priced below \$100,000, with almost 40% of these priced less than \$50,000. Ten years later, just 33% fell in this category.

Buena Vista's median owner occupied housing price in 1989, according to the 1990 census, was \$55,300, while the median housing price listed in the 2000 census was \$119,500. This results in an increase of \$64,200, or a 54% increase in the median housing price over this ten year period. According to the 2000 census, the median owner occupied housing price in the United States is very similar to Buena Vista's at \$119,600. Colorado's is higher at \$166,600 and Chaffee County's is \$152,800.

According to the 2000 census, the largest portion (40%) of houses in Buena Vista in 1999 were priced between \$100,000 and \$149,999. Thirty-two percent were priced less than \$100,000. In 1999 there were no houses in the Town of Buena Vista priced over \$500,000. (Table 24, Appendix A)

Figure 30: Buena Vista Housing Prices



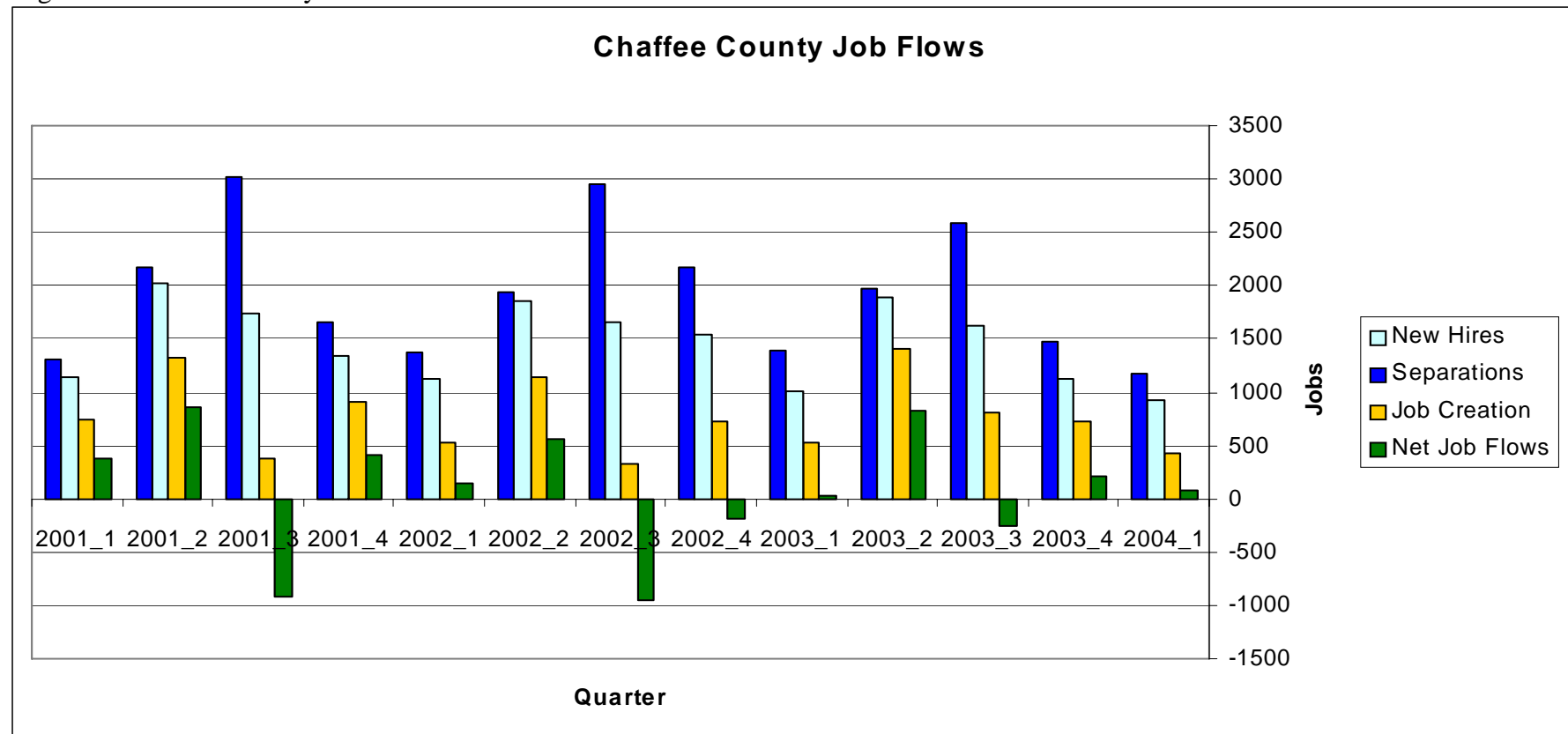
Chapter 3 : Buena Vista Economic Characteristics

3.1 Chaffee County Job Flows

The chart below demonstrates Chaffee County job flows by quarter. New hires are the total number of accession that were also not employed by that employer during the previous four quarters; separations are the total number of workers who were employed by a business in the current quarter, but not in the subsequent quarter; job creation refers to the number of new jobs that are created by either new area business or the expansion of employment by existing firms; and net job flow refers to the difference between current and previous employment at each business.

Significantly, the 3rd quarter job flows, July, August and September, for 2001, 2002 and 2003 are negative. This correlates with the 3rd quarter vacancy rates and indicates the movements of a seasonal workforce.

Figure 31: Chaffee County Job Flows



3.2 Income

The adjusted gross income for Chaffee County, based on tax return IRS data from 1998, 2001 and 2002, has remained relatively steady for those making \$25,000 and under, but has increased yearly for those making \$25,000 to \$49,999. While there was an increase in individual tax return reporting of incomes of \$50,000 or more between 1998 and 2001, there has been a decrease in this reporting from 2001 to 2002.

Figure 33 demonstrates the average monthly earnings per quarter for Chaffee County. The reported earnings increase per quarter with the exception of the third quarter of 2004.

Figure 32: Chaffee County Adjusted Gross Income Size

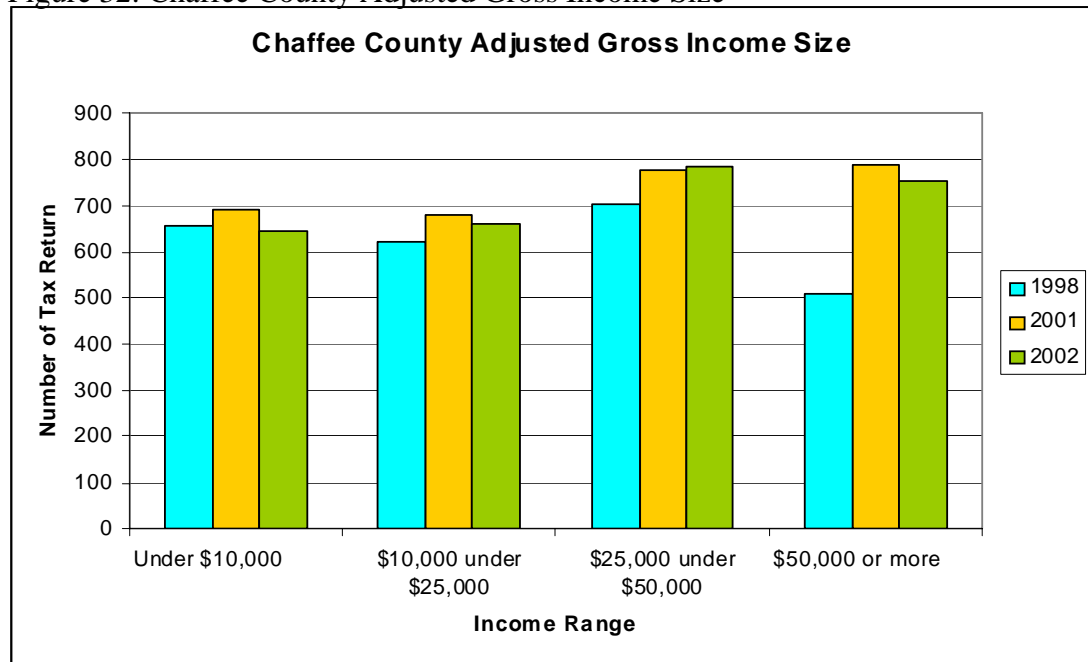
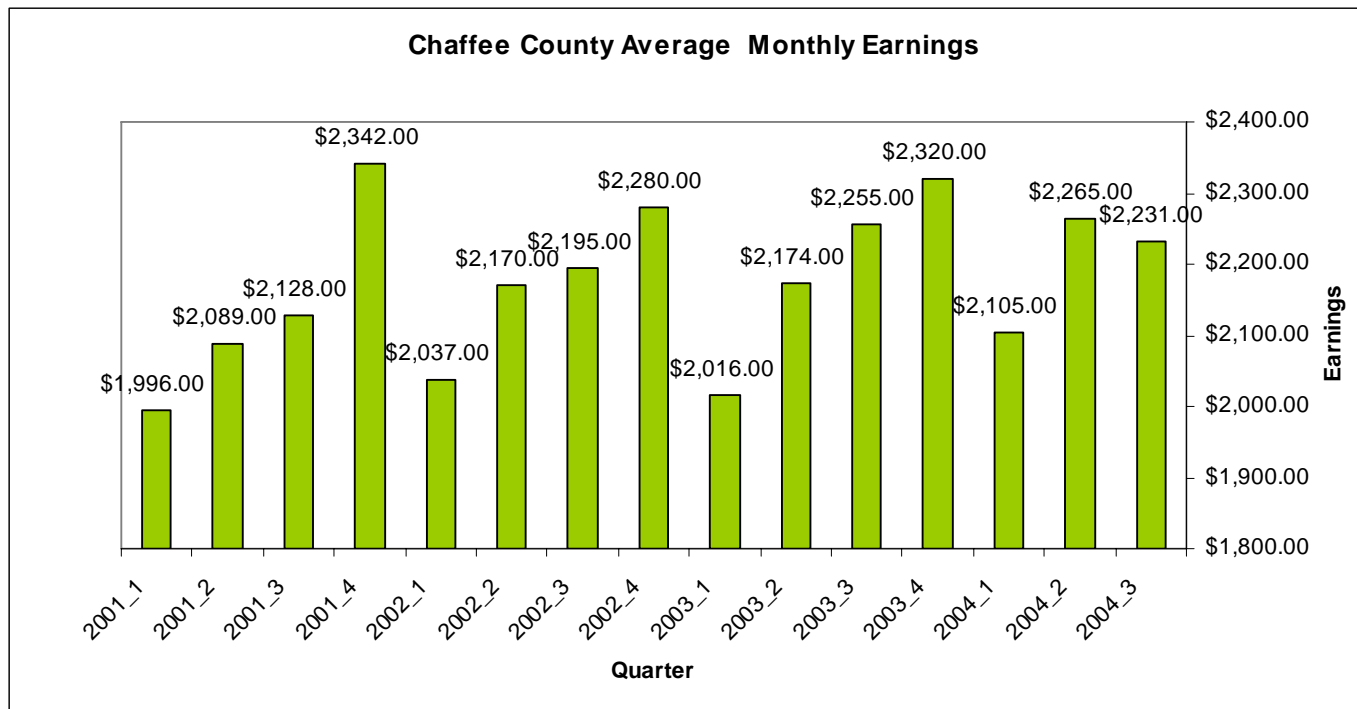


Figure 33: Chaffee County Average Monthly Earnings



There is a very large gap between male and female earnings in Chaffee County. Averaged over the five quarters shown in Figure 34, females make 64.2 cents on the dollar. This is very low compared to the 2004 US average of 80.3 and the Colorado average of 81.1.

A disproportionately large number of households in Buena Vista report making less than \$10,000 a year. This could be a result of the high number of retirement age individuals in the town.

Figure 34: Chaffee County Female and Male Earnings

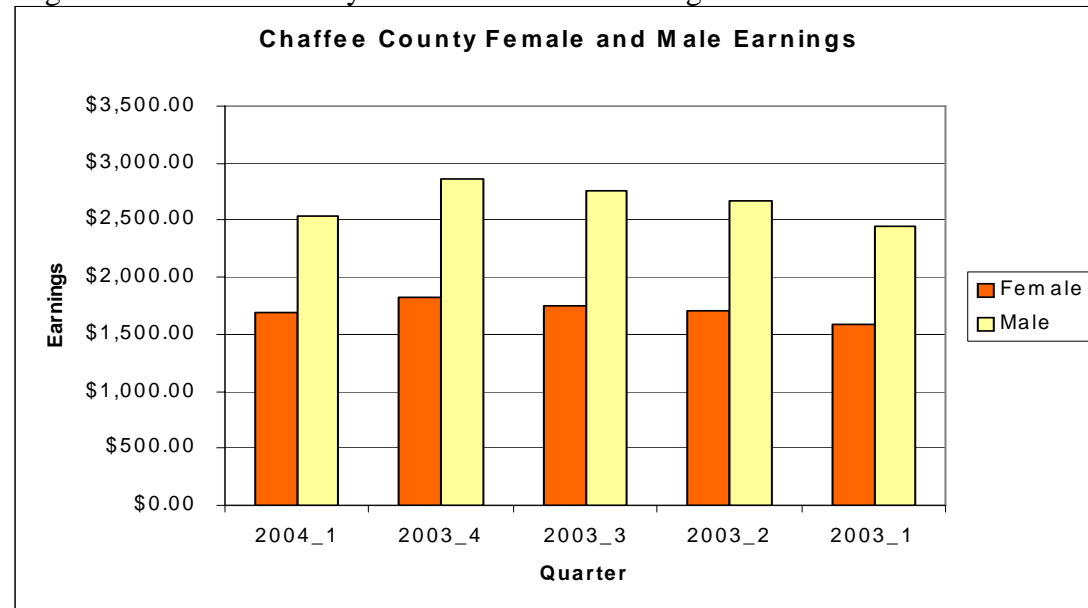
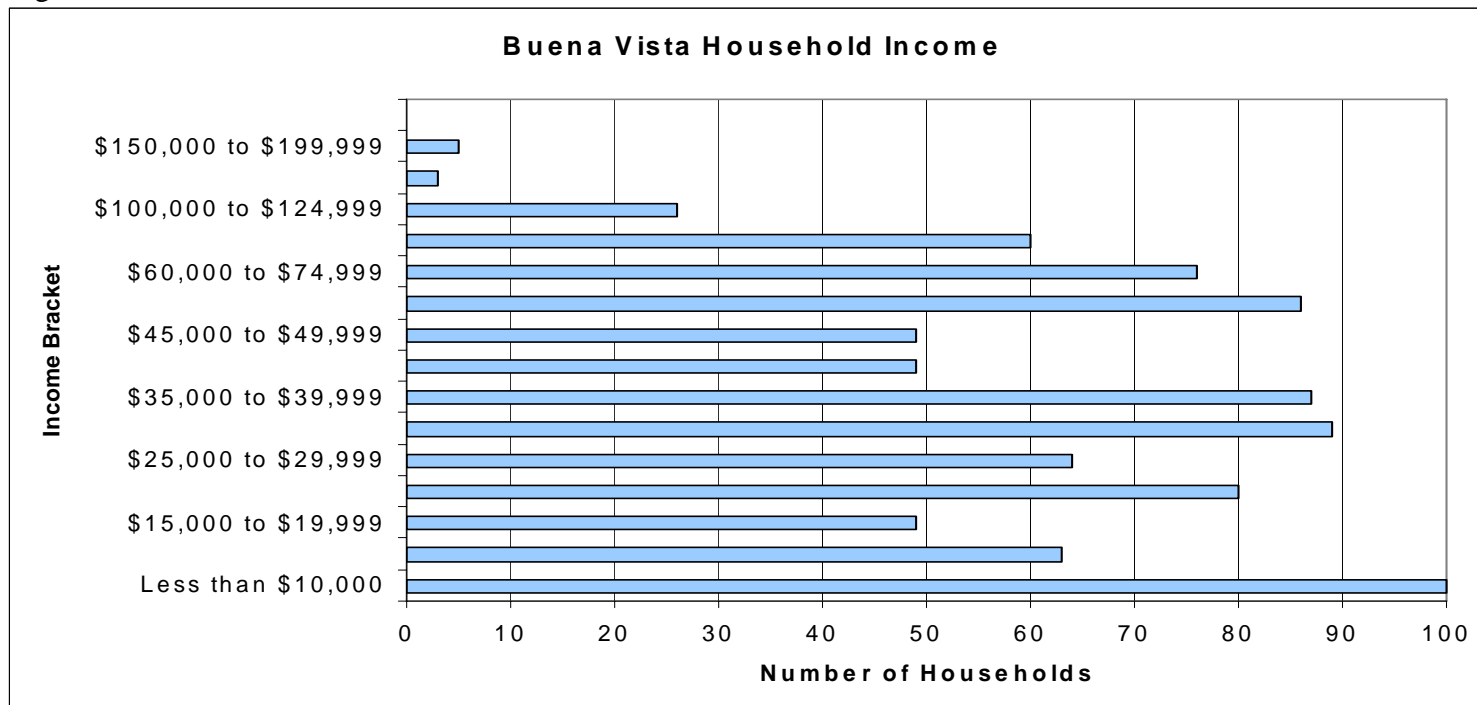


Figure 35: Buena Vista Household Income



3.3 Employment

The largest employment sectors in Buena Vista and Salida are sales and office followed by management and professional jobs, then service. This is consistent with an economy which relies heavily on tourism.

Of the number and types of businesses operating in Buena Vista, construction companies dominate at 88, but only employ 122 workers. The retail sector has the second largest number of businesses at 33. (Table 25 and 26, Appendix A)

Figure 36: Buena Vista and Salida Employment by Industry

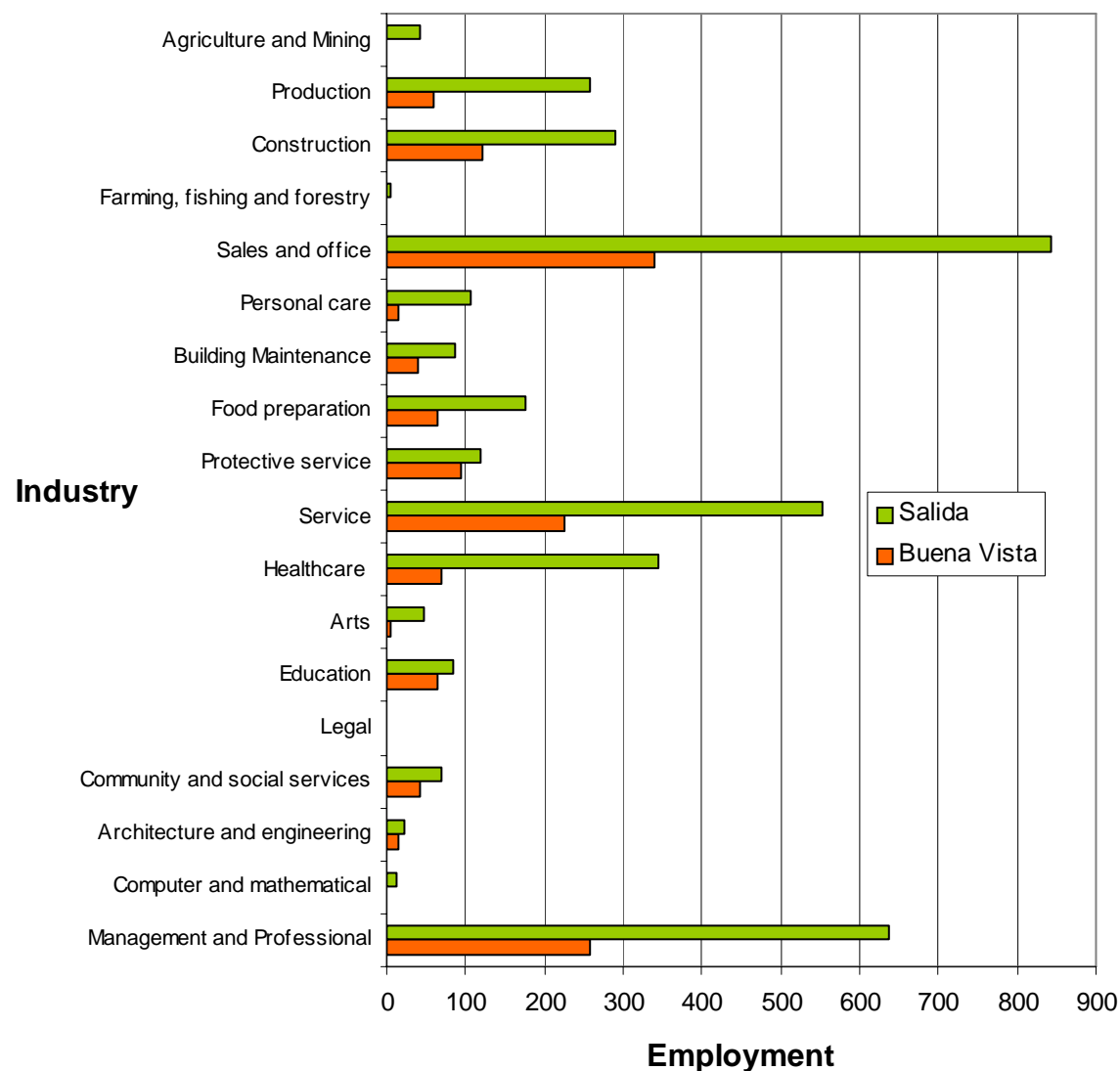
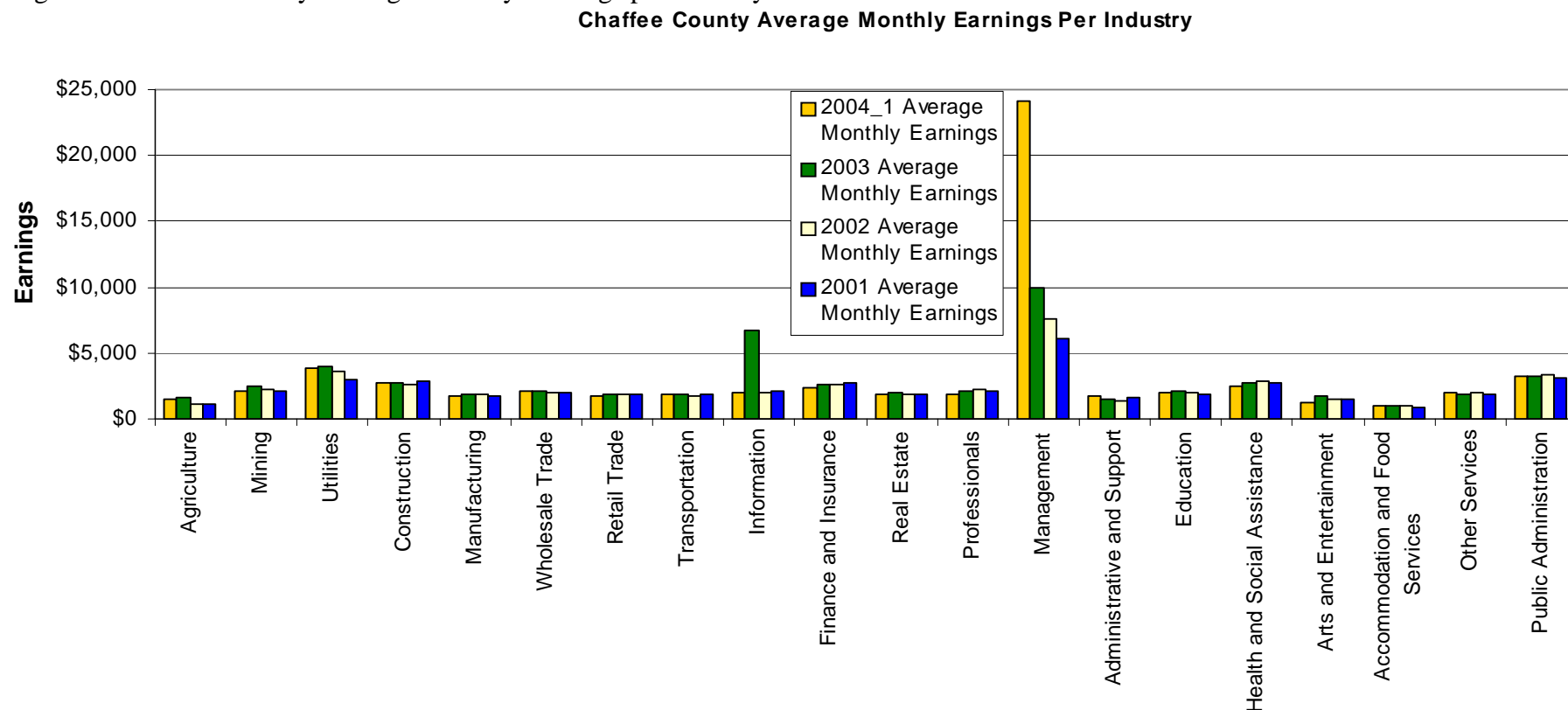


Figure 37 below demonstrates Chaffee County Average Monthly Earning per Industry. The data for 2004 is only for the first quarter. (Table 27, Appendix A) As shown below, the average monthly earning in management for the first quarter of 2004 increased from \$9,974 to \$24,143. This is an increase of 59%.

In 2003, there was a spike in information related earnings. The information sector comprises establishments engaged in the following processes: (a) producing and distributing information and cultural products, (b) providing the means to transmit or distribute these products as well as data or communications, and (c) processing data.

Additionally, there has been an increasing trend of average monthly earnings in management. The management sector comprises (1) establishments that hold the securities of (or other equity interests in) companies and enterprises for the purpose of owning a controlling interest or influencing management decisions or (2) establishments (except government establishments) that administer, oversee, and manage establishments of the company or enterprise and that normally undertake the strategic or organizational planning and decision making role of the company or enterprise.

Figure 37: Chaffee County Average Monthly Earnings per Industry



3.4 Income Tax Data

Below, the Buena Vista Income Tax Data shows that Buena Vista's average adjusted gross income for 2002 is at 63% of the National Average.

Table 28: Buena Vista Income Tax Data

Tax Year ->	2000	2001	2002
Average Adjusted Gross Income (AGI)	\$40,203	\$40,013	\$37,774
National Ranking of AGI (100% is highest)	68%	70%	63%
Total Number of Returns filed in Buena Vista	2,886	2,999	2,932
Filed on Paper	2,392	2,181	2,121
Electronic Filed	378	707	697
Number of Filing Status Single	1,261	1,281	1,196
Number of Filing Status Married or Joint	1,461	1,544	1,576
Number of Filing Status Head of Household	131	143	131
Number with Schedule C (Business)	639	660	676
Number with Schedule F (Farming)	51	54	55
Primary Taxpayer's age under 30	679	677	621
Primary Taxpayer's Age 30 to 44	677	659	609
Primary Taxpayer's Age 45 to 60	876	940	948
Primary Taxpayer's Age greater than 60	654	723	754
Number of Returns with Earned Income Tax Credit	307	294	331
Number of Returns Done by a Preparer	1,539	1,701	1,633

Table 29: Chaffee County 2004 Rental Households by HUD Income Limits

2003 HUD Median Family Income	\$44,300		
2004 Renter-occupied Households	1,669		
% of HUD Median Family Income	Four Person Income Limit	HH at or below % of median	HH paying 30% or more of income in rent
30%	\$15,050	442	354
50%	\$25,100	756	585
60%	\$30,120	910	740
80%	\$40,150	1,154	639

As demonstrated in Table 29, the number of rent-burdened households in Buena Vista earning 0—30% of the median family income is 354. These people are paying in excess of 30% of their wages for housing expenses.

Table 30 demonstrates the number of deep subsidy rental units in Chaffee County. The term "deep subsidy" refers to rental housing where the family's rent contribution is based on their monthly income. The remaining rent is paid by a federal subsidy.

Table 30: Chaffee County January 2004 Deep Subsidy Rental Unites

Chaffee County	# Units
FHA Subsidized (236, 202, 221)	40
Public Housing (Project Based)	50
Section 8 (Family Based)	0
Rural Development 515 Projects	42
Dept. of Health and Human Services - Sec 8	4
Colorado Division of Housing - Sec 8	71
Chaffee Total	207

3.5 Poverty Level

The number of individuals on food stamps in Chaffee County has fluctuated quite a bit in the last decade or so. The number increased by 26% from 2000 to 2002.

Figure 38: Chaffee County Individuals on Food Stamps

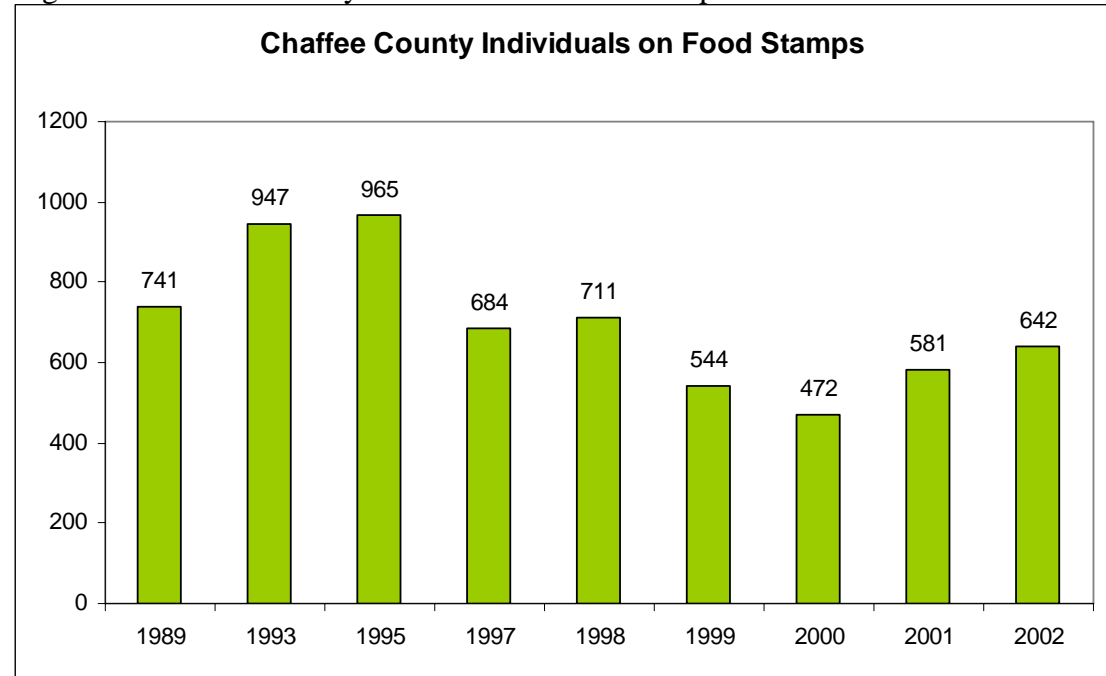
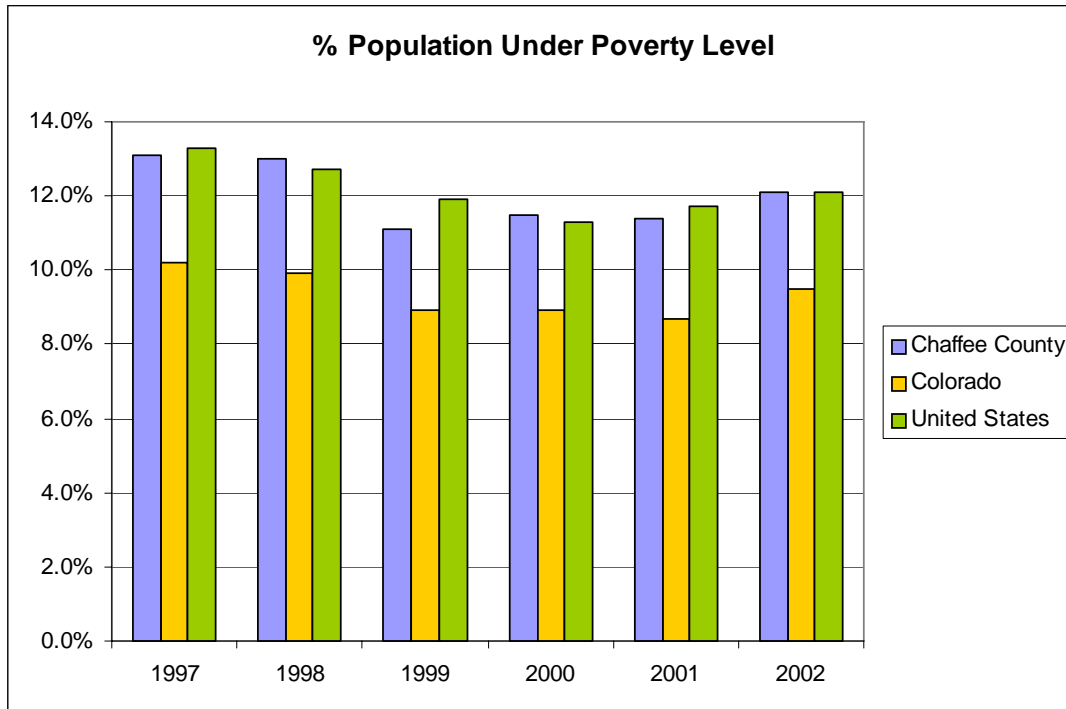


Figure 39: % Population Under Poverty Level



A relatively low percentage (between 8 and 10%) of Colorado's population is below the federal poverty level. Chaffee County has a larger below poverty % than does Colorado, with its poverty level more closely resembling that of the United States as a whole, hovering between about 11 and 13%.

3.6 Town of Buena Vista Revenues

Town of Buena Vista Revenues									
Fund: General Government									
Year	1996	1997	1998	1999	2000	2001	2002	2003	2004
Total Taxes	\$1,215,245	\$1,329,823	\$1,471,770	\$1,543,269	\$1,660,119	\$1,748,785	\$1,680,336	\$1,701,672	\$1,727,945
Property Tax	\$144,894	\$174,077	\$198,843	\$212,883	\$193,352	\$206,358	\$221,179	\$231,643	\$251,141
S.O. Tax	\$26,456	\$29,303	\$32,607	\$39,749	\$40,852	\$45,519	\$41,802	\$44,999	\$47,161
Sales & Use Tax	\$984,215	\$1,028,613	\$1,177,079	\$1,234,098	\$1,367,915	\$1,422,498	\$1,375,488	\$1,378,180	\$1,375,725
Franchise Tax	\$59,680	\$97,830	\$63,241	\$56,539	\$51,598	\$74,410	\$41,867	\$46,850	\$53,918
Occupation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Tax	\$0	\$0	\$0	\$0	\$6,402	\$0	\$0	\$0	\$0
Unclassified	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Licenses/Permits/Cont. Cap.	\$12,430	\$16,914	\$11,667	\$9,527	\$9,144	\$20,592	\$57,705	\$60,718	\$86,569
Intgovt. Revenue	\$202,240	\$167,256	\$266,858	\$396,645	\$181,819	\$269,720	\$170,321	\$155,518	\$650,459
Highway User Tax	\$64,909	\$73,817	\$83,729	\$87,280	\$96,567	\$103,239	\$96,165	\$91,815	\$95,136
Cigarette Tax	\$11,657	\$12,415	\$12,936	\$12,847	\$14,783	\$11,630	\$11,220	\$11,516	\$13,574
Add MV Fees	\$10,442	\$10,734	\$10,026	\$9,960	\$11,826	\$12,248	\$12,440	\$12,602	\$12,683
Conservation Trust	\$17,065	\$20,280	\$19,594	\$17,813	\$23,215	\$21,429	\$21,829	\$20,788	\$20,091
Social Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
All Other Intgovt	\$98,167	\$50,010	\$140,573	\$268,745	\$35,428	\$121,174	\$28,667	\$18,797	\$508,975
Charges for Service	\$15,730	\$30,535	\$43,646	\$49,164	\$45,149	\$23,426	\$20,880	\$29,801	\$43,708
Fines and Forfeits	\$10,807	\$10,676	\$14,431	\$27,833	\$24,694	\$12,939	\$10,233	\$17,923	\$10,665
Misc Revenue	\$54,259	\$64,867	\$58,469	\$213,827	\$163,366	\$154,745	\$53,287	\$53,105	\$111,570
Transfers In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUE	\$1,510,711	\$1,620,071	\$1,866,841	\$2,240,265	\$2,084,291	\$2,230,207	\$1,992,762	\$2,018,737	\$2,630,916
Population	2,077	2,109	2,112	2,160	2,195	2,233	2,255	2,263	2,356
Revenue per Capita	\$727.35	\$768.17	\$883.92	\$1,037.16	\$949.56	\$998.75	\$883.71	\$892.06	\$1,116.69

As demonstrated in figure 40, overall between 1996 and 2004, total revenues for the Town of Buena Vista have increased. The largest revenue source is from the general government category, followed by the intergovernmental revenue category and the licenses and permits category.

Within the general government category, sales and use tax has the highest per capita revenue, which is normal for a small municipality.

Figure 41: Town of Buena Vista per capita General Government Revenues

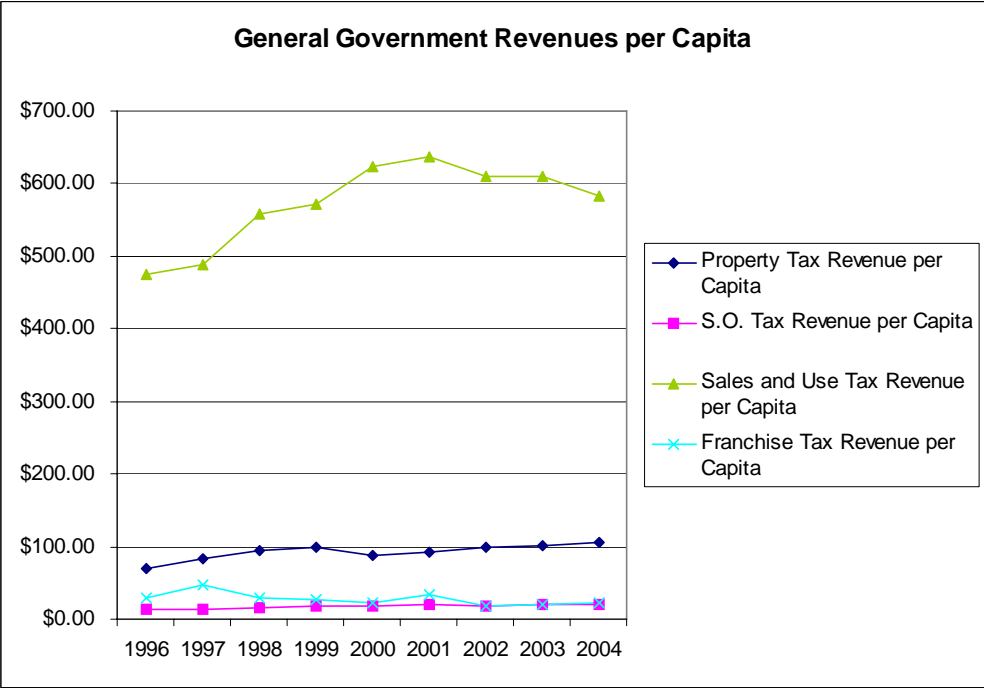
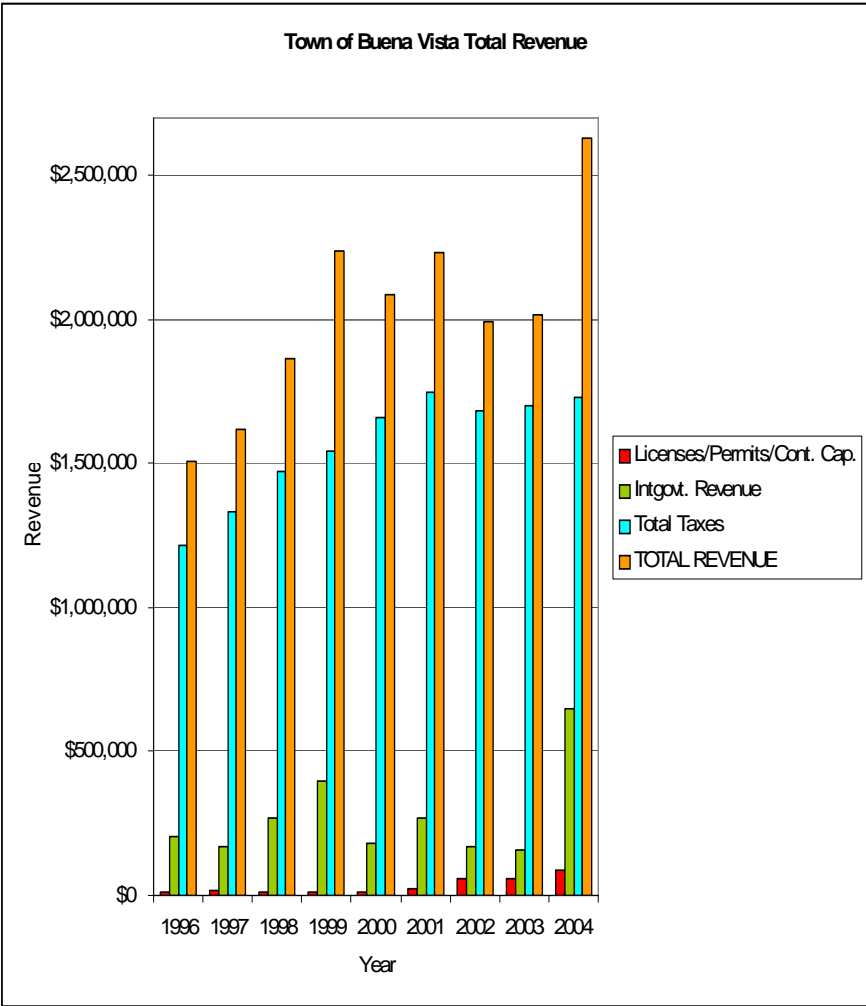


Figure 40: Town of Buena Vista



3.7 Town of Buena Vista Expenditures

Town of Buena Vista Expenditures, Balance Sheet, Outstanding Debt									
Fund: General Government									
Year	1996	1997	1998	1999	2000	2001	2002	2003	2004
Gen Govt Expenses	\$276,410	\$305,633	\$327,789	\$456,661	\$386,803	\$380,960	\$454,598	\$498,129	\$478,606
Judicial	\$12,911	\$19,384	\$48,895	\$29,852	\$31,883	\$34,911	\$33,671	\$35,848	\$43,516
Total Public Safety	\$368,536	\$374,710	\$432,027	\$375,759	\$456,182	\$500,910	\$545,734	\$571,114	\$611,670
Police	\$323,216	\$323,898	\$354,549	\$326,724	\$398,597	\$462,578	\$508,592	\$544,140	\$560,734
Fire	\$24,259	\$27,355	\$35,686	\$24,939	\$35,389	\$33,988	\$32,798	\$24,349	\$46,592
Other Public Safety	\$21,061	\$23,457	\$41,792	\$24,096	\$22,196	\$4,344	\$4,344	\$2,625	\$4,344
Total Public Works	\$150,197	\$209,569	\$167,908	\$217,201	\$258,304	\$263,737	\$282,666	\$303,507	\$311,276
Streets	\$150,197	\$209,569	\$167,908	\$217,201	\$258,304	\$263,737	\$282,666	\$303,507	\$311,276
Health	\$10,252	\$12,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreation	\$72,817	\$64,849	\$80,483	\$78,247	\$85,324	\$113,201	\$143,033	\$209,270	\$216,249
TOTAL OP. EXPENSES	\$891,123	\$986,683	\$1,057,102	\$1,157,720	\$1,218,496	\$1,293,719	\$1,459,702	\$1,617,868	\$1,661,317
Transfers Out	\$12,941	\$39,458	\$36,189	\$19,785	\$10,000	\$17,090	\$14,219	\$5,430	\$5,410
Capital Outlay	\$335,716	\$386,884	\$478,186	\$676,213	\$450,391	\$716,111	\$290,535	\$484,969	\$820,721
Debt Service Gen	\$177,997	\$212,844	\$202,244	\$195,391	\$187,209	\$194,727	\$15,039	\$15,039	\$15,039
Principal Gen	\$140,000	\$174,412	\$171,419	\$172,431	\$170,072	\$183,526	\$12,662	\$13,564	\$14,531
Interest Gen	\$37,997	\$38,432	\$30,825	\$22,960	\$17,137	\$11,201	\$2,377	\$1,475	\$508
TOTAL EXPENDITURE	\$1,417,777	\$1,625,869	\$1,773,721	\$2,049,109	\$1,866,096	\$2,221,647	\$1,779,495	\$2,123,306	\$2,502,487
Population	2,077	2,109	2,112	2,160	2,195	2,233	2,255	2,263	2,356
Expenditure per Capita	\$683	\$771	\$840	\$949	\$850	\$995	\$789	\$938	\$1,062
<u>BALANCE SHEET</u>									
Current Assets (All)	\$976,908	\$1,228,080	\$2,204,161	\$1,825,920	\$2,392,806	\$2,261,613	\$2,672,470	\$2,752,195	\$2,919,418
Current Liabilities (All)	\$413,260	\$557,685	\$818,110	\$494,078	\$541,134	\$254,651	\$249,530	\$297,674	\$302,558
<u>GENERAL GOV. DEBT</u>									
G.O. Debt	\$735,000	\$595,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenue Debt	\$0	\$0	\$460,000	\$310,000	\$165,000	\$0	\$0	\$0	\$0
Other Debt	\$112,817	\$78,405	\$41,986	\$19,555	\$59,283	\$40,757	\$28,095	\$14,531	\$0
TOTAL DEBT	\$847,817	\$673,405	\$501,986	\$329,555	\$224,283	\$40,757	\$28,095	\$14,531	\$0

Figure 42: Town of Buena Vista Expenditures, Balance Sheet and Outstanding Debt



As demonstrated in Figure 43, the highest expenditure per capita is public safety. Within the public safety category, police expenditures are the largest category.

Overall, per capita recreation, public safety and street expenditures have been steadily increasing.

Figure 43: Town of Buena Vista Expenditures per Capita

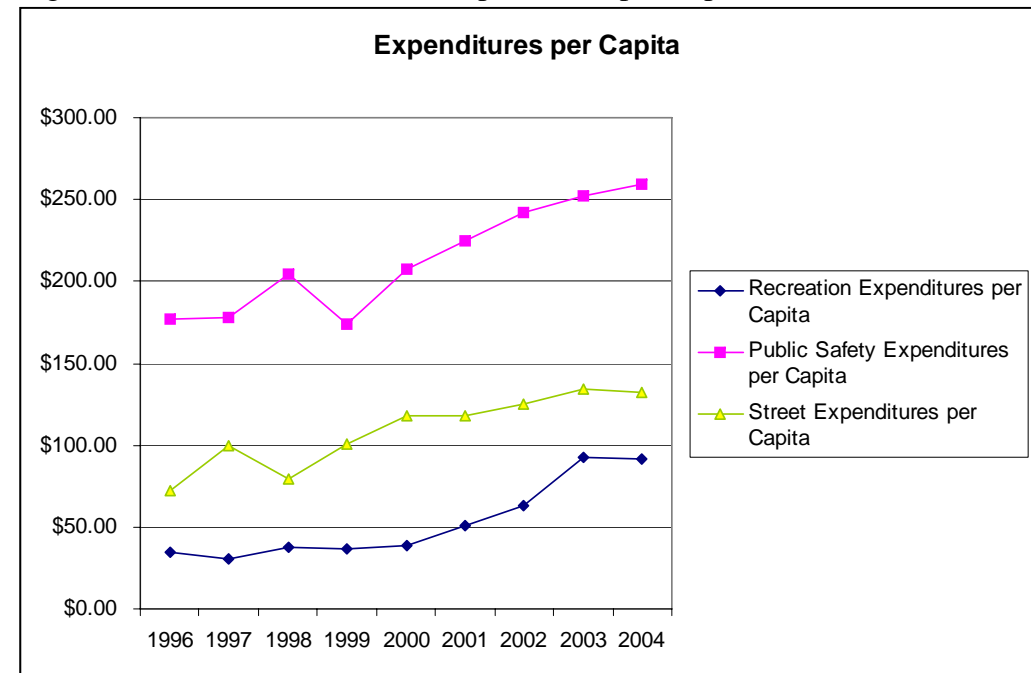
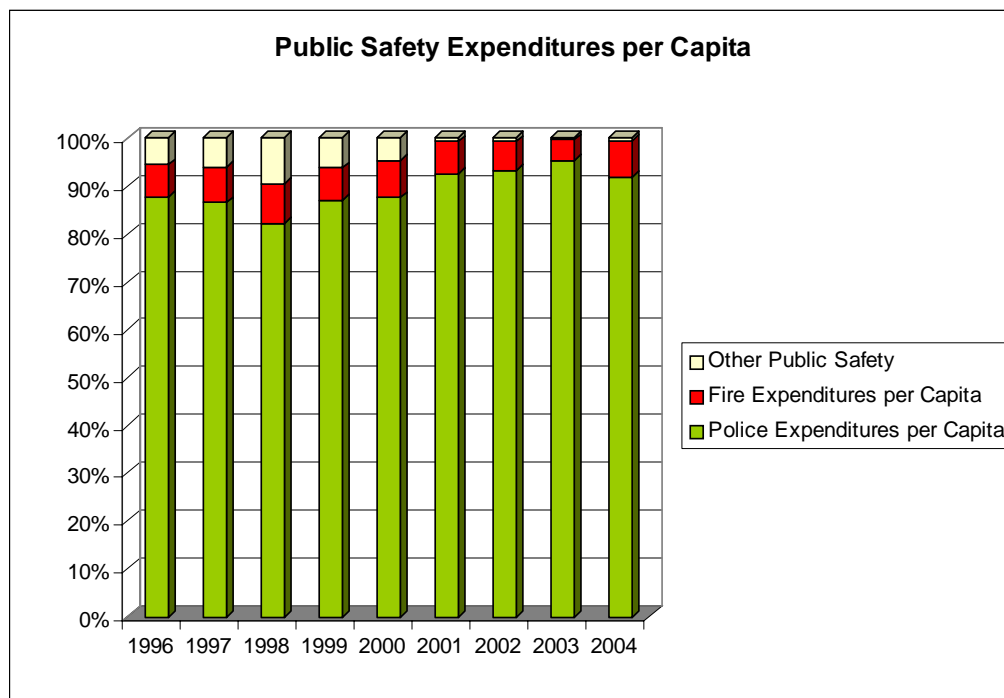


Figure 44: Town of Buena Vista Public Safety Expenditures per Capita



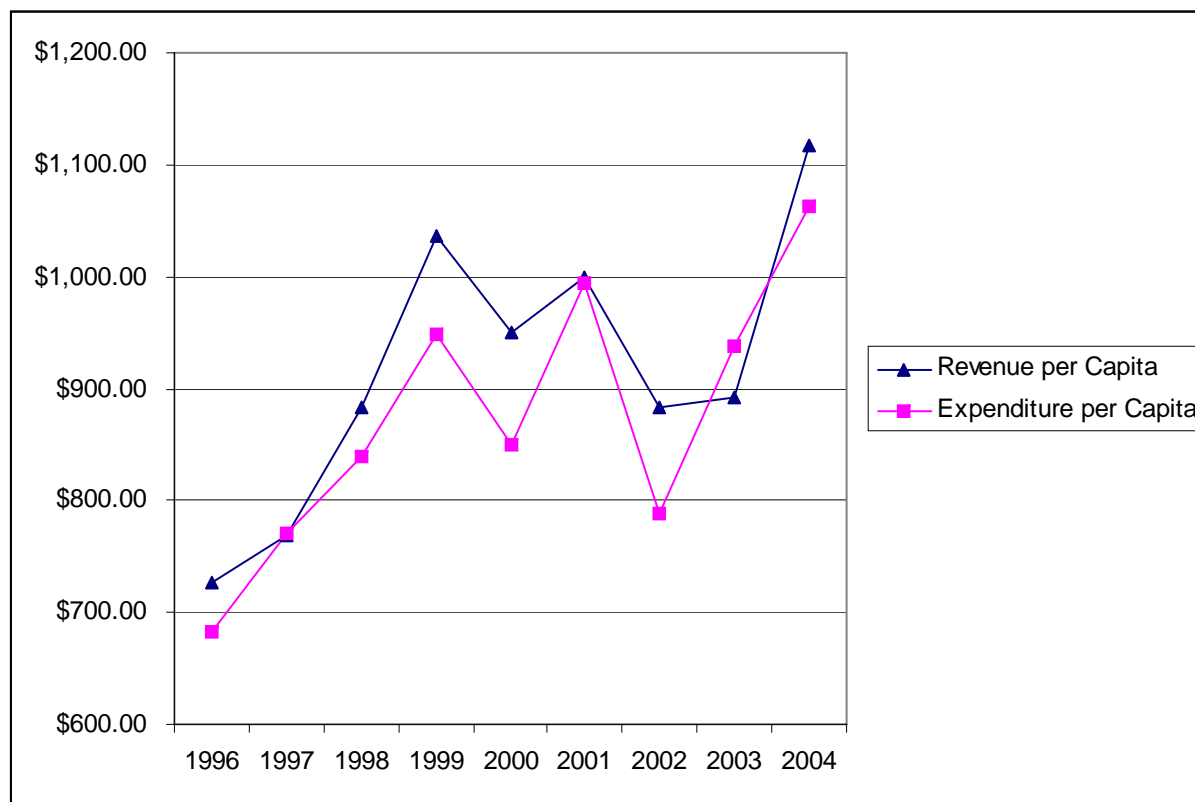
As demonstrated in Figure 45, the revenues and expenditures per capita in Buena Vista has fluctuated between 1996 and 2004. Due to this, it is hard to identify a pattern from which to forecast into the future.

For revenues, the average variation per year, between 1996 and 2004, is a yearly increase of \$48.67 per capita. If you assume the average revenue increase per year remains at \$48.67, the per capita revenue in 2010 will be \$1,408.71 and in 2020 will be \$1,895.41. Using the geometric method of calculating future population, the total revenues in 2010 will be \$3,737,307.63 and in 2020 will be \$6,129,755.94.

For expenditures, the average variation per year, between 1996 and 2003, is a yearly increase of \$47.45 per capita. If you assume the average revenue increase per year remains at \$47.45, the per capita expenditures in 2010 will be \$1,346.70 and in 2020 will be \$1,821.20. Using the geometric method of calculating future population, the total expenditures in 2010 will be \$3,572,795.10 and in 2020 will be \$5,889,760.80.

Given the previous calculations, in 2010, the expenditures will equal 96% of the revenues. In 2020, the expenditures will also equal 96% of the revenues. All values and calculations are in today's dollars. Assuming that the current trends continue, the revenues per capita for Buena Vista are increasing at a slightly faster rate than the expenditures.

Figure 45: Town of Buena Vista Revenues and Expenditures per Capita



3.8 Town of Buena Vista Water Fund

Town of Buena Vista									
Fund: Water Fund	1996	1997	1998	1999	2000	2001	2002	2003	2004
Year									
REVENUES									
Charges	\$288,719	\$439,072	\$443,713	\$410,247	\$454,664	\$467,485	\$481,905	\$564,942	\$550,271
Capital Fee	\$53,050	\$46,500	\$72,850	\$76,920	\$161,400	\$89,704	\$141,875	\$111,831	\$164,030
Intgovt Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer In	\$21,941	\$29,458	\$27,089	\$9,785	\$0	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,687
Other Revenue	\$33,839	\$96,345	\$39,440	\$52,724	\$28,055	\$36,485	\$16,575	\$11,277	\$0
TOTAL REVENUE	\$397,549	\$611,375	\$583,092	\$549,676	\$644,119	\$593,674	\$640,355	\$688,050	\$728,988
Population	2,077	2,109	2,112	2,160	2,195	2,233	2,255	2,263	2,356
Revenue per Capita	\$191	\$290	\$276	\$254	\$293	\$266	\$284	\$304	\$309
EXPENDITURES									
Oper. Expenditures	\$218,416	\$251,871	\$309,577	\$290,349	\$339,371	\$327,586	\$264,851	\$343,709	\$387,906
Principal	\$63,000	\$74,000	\$80,000	\$161,172	\$65,172	\$87,171	\$87,172	\$92,172	\$127,688
Interest	\$62,782	\$58,639	\$52,327	\$119,036	\$58,511	\$119,723	\$69,345	\$75,494	\$67,644
Capital Outlay	\$59,670	\$150,652	\$813,357	\$321,789	\$48,810	\$77,737	\$23,422	\$46,281	\$73,170
Transfer Out	\$0	\$0	\$0	\$0	\$0	\$15,299	\$0	\$3,748	\$2,590
TOTAL EXPENDITURES	\$403,868	\$535,162	\$1,255,261	\$892,346	\$511,864	\$627,516	\$444,790	\$561,404	\$658,998
Population	2,077	2,109	2,112	2,160	2,195	2,233	2,255	2,263	2,356
Expenditures per Capita	\$194	\$254	\$594	\$413	\$233	\$281	\$197	\$248	\$280
NET INCOME	(\$6,319)	\$76,213	(\$672,169)	(\$342,670)	\$132,255	(\$33,842)	\$195,565	\$126,646	\$69,900
BALANCE SHEET									
Current Assets	\$0	\$461,059	\$1,157,354	\$726,495	\$841,751	\$835,171	\$1,033,434	\$1,152,715	\$1,253,058
Current Liabilities	\$0	\$216,094	\$314,784	\$152,594	\$135,594	\$168,148	\$186,047	\$175,717	\$74,326
DEBT									
G.O. Debt	\$170,000	\$125,000	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0
Revenue Debt	\$770,000	\$741,000	\$711,000	\$680,000	\$670,000	\$638,000	\$606,000	\$569,000	\$502,000
Other Debt	\$0	\$0	\$1,324,120	\$1,268,948	\$1,213,776	\$1,158,605	\$1,103,433	\$1,048,261	\$987,573
TOTAL DEBT	\$940,000	\$866,000	\$2,110,120	\$1,948,948	\$1,883,776	\$1,796,605	\$1,709,433	\$1,617,261	\$1,489,573

While the Town of Buena Vista’s water fund did experience a sharp spike in expenditures between 1998 and 1999, it appears to be leveling off. Recently, the per capita expenditures were less than the per capita revenues. As a result of this, the Water Fund Total Debt has been decreasing steadily since 1998.

Figure 46: Town of Buena Vista Water Fund Total Debt

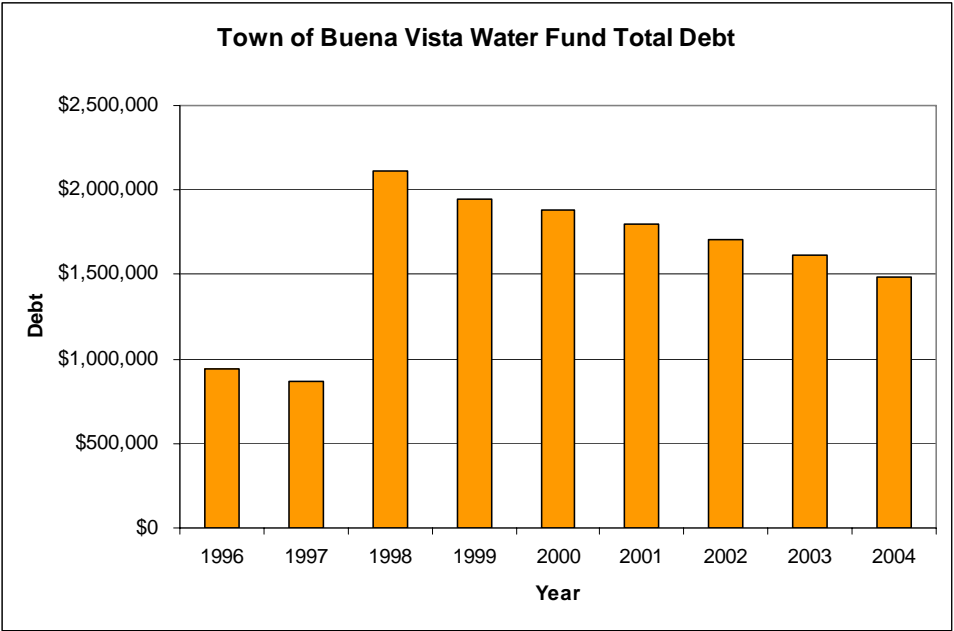


Figure 47: Water Fund Revenues and Expenditures

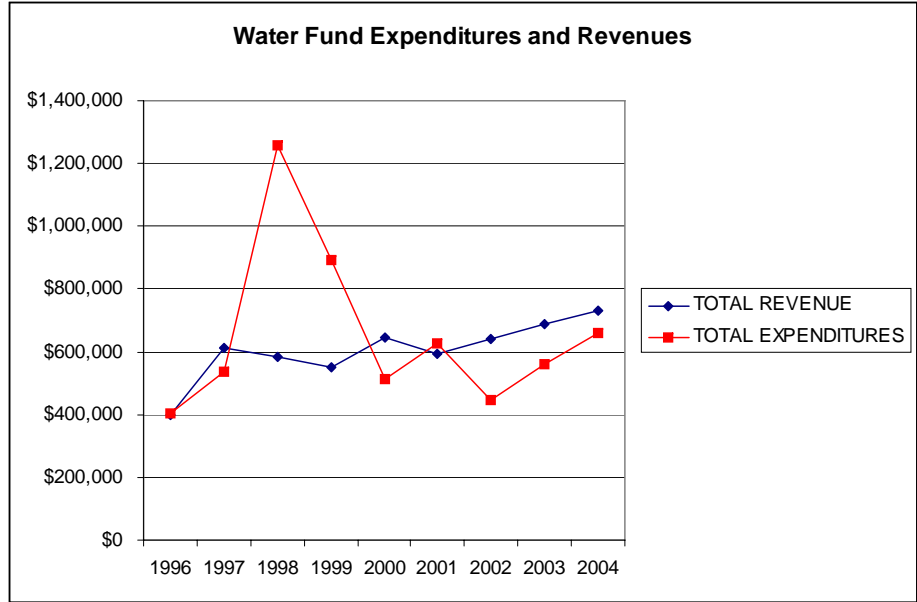
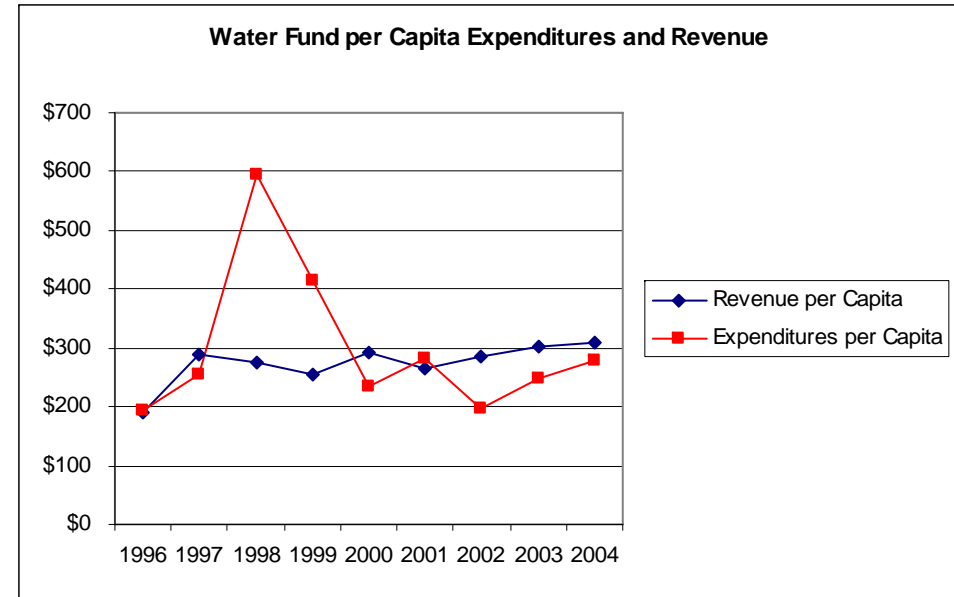


Figure 48: Water Fund per Capita Revenues and Expenditures



Appendix A

Detailed Tables

Table 1: Yearly Population

Yearly Population	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Buena Vista	1,752	1,771	1,800	1,873	1,921	1,989	2,077	2,109	2,112	2,160	2,195	2,233	2,255	2,263
Buena Vista % Population Change	1980 to 1990 -18.44%	1.07%	1.61%	3.90%	2.50%	3.42%	4.24%	1.52%	0.14%	2.22%	1.59%	1.70%	0.98%	0.35%
Salida	4,737	4,754	4,806	4,966	5,067	5,215	5,329	5,376	5,352	5,440	5,504	5,599	5,660	5,680
Salida % Population Change	1980 to 1990 -2.81%	0.36%	1.08%	3.22%	1.99%	2.84%	2.14%	0.87%	-0.45%	1.62%	1.16%	1.70%	1.08%	0.35%
Chaffee County	12,684	12,864	13,121	13,700	14,107	14,656	15,125	15,406	15,526	15,936	16,242	16,522	16,692	16,753
Chaffee County % Population Change	1980 to 1990 -4.28%	1.40%	1.96%	4.23%	2.89%	3.75%	3.10%	1.82%	0.77%	2.57%	1.88%	1.69%	1.02%	0.36%
Colorado	3,294,473	3,380,951	3,489,32	3,605,038	3,712,062	3,811,074	3,902,448	3,995,923	4,102,491	4,215,984	4,301,261	4,446,529	4,521,484	4,586,455
Colorado % Population Change	1980 to 1990 12.29%	2.56%	3.12%	3.20%	2.88%	2.60%	2.34%	2.34%	2.60%	2.69%	1.98%	3.27%	1.66%	1.42%

Table 2: Historical Regional Population

Area	1950	1960	1970	1980	1990	2000
Buena Vista	783	1,806	1,962	2,075	1,752	2,101
Buena Vista % Population Change		43.36%	7.95%	5.45%	-18.44%	83.3%
Salida	4,553	4,560	4,355	4,870	4,737	5,504
Salida % Population Change		0.15%	-4.71%	10.57%	-2.81%	13.9%
Chaffee County	7,168	8,298	10,162	13,227	12,684	16,242
Chaffee County % Population Change		13.62%	18.34%	23.17%	-4.28%	21.9%

Table 3: Buena Vista Projected Population

Year	Geometric Method	Linear Method
2004	2,356	2,361
2005	2,403	2,404
2006	2,451	2,447
2007	2,500	2,491
2008	2,550	2,534
2009	2,601	2,577
2010	2,653	2,620
2015	2,930	2,836
2020	3,234	3,052
2025	3,571	3,268
2030	3,943	3,485

Source: US Census and the Colorado Division of Governments.

Table 4: Chaffee County IRS Migration Data

Year	In Migration	Out Migration	Net Migration
1994	1,190	772	418
1995	1,232	746	486
1996	1,262	917	345
1997	1,137	884	253
1998	994	910	84
1999	1,298	902	396
2000	1,192	991	201
2001	1,351	1,107	244

Source: Internal Revenue Service Data prepared by the US Census Bureau

Table 5: Chaffee County Projected Births, Deaths and Net Migration

Year	Population	Births	Deaths	Net Migration	Change
2005	17,256	134	183	320	271
2006	17,638	125	185	442	382
2007	18,018	132	188	436	380
2008	18,402	139	191	436	384
2009	18,786	146	194	431	384
2010	19,176	153	197	434	390
2011	19,568	160	200	432	392
2012	19,962	167	204	432	395
2013	20,359	173	207	431	397
2014	20,762	179	210	434	402
2015	21,192	184	213	459	430
2016	21,616	189	216	452	425
2017	22,047	194	220	457	431
2018	22,478	199	222	453	431
2019	22,910	204	225	453	432
2020	23,329	208	228	438	419
2021	23,759	212	232	449	430
2022	24,180	215	235	441	422
2023	24,596	219	240	437	416
2024	25,016	222	245	442	420
2025	25,432	225	248	439	416
2026	25,840	228	253	434	409
2027	26,245	230	258	433	405
2028	26,638	233	263	422	393
2029	27,021	237	268	414	383
2030	27,392	239	274	405	371

Source: US Census and the DOLA Demography Section

Table 6: Age Distribution

	Buena Vista Female	Buena Vista Male	Total % Buena Vista Population	Salida Female	Salida Male	Total % Salida Population
Total Population	1,098	1,003	100 %	2759	2655	100 %
Under 1 to 9	149	141	13.8 %	236	293	9.77 %
10 to 19	118	159	13.18 %	311	413	13.37 %
20 to 29	100	102	9.61 %	256	225	8.88 %
30 to 39	142	119	12.42 %	299	312	11.29 %
40 to 49	162	130	13.9 %	495	528	18.9 %
50 to 59	136	140	13.14 %	293	313	11.19 %
60 to 69	157	93	11.91 %	326	184	9.42 %
70 to 79	92	94	8.85 %	325	265	10.9 %
80 and up	42	25	3.19 %	218	122	6.28 %

Source: US Census Bureau, 2000 Census

Table 7: Age Distribution by Year 19 and Younger

Age	Buena Vista Female	Buena Vista Male	Total % Age Under 1 to 18 Buena Vista	Salida Female	Salida Male	Total % Age Under 1 to 18 Salida
Under 1	16	9	4.41%	20	36	4.66%
1	24	14	6.70%	19	22	3.41%
2	19	7	4.59%	18	40	4.82%
3	2	19	3.70%	16	24	3.33%
4	23	10	5.82%	22	44	5.49%
5	20	16	6.35%	14	22	2.99%
6	15	9	4.23%	30	51	6.73%
7	5	35	7.05%	26	4	2.49%
8	7	11	3.17%	32	8	3.33%
9	18	11	5.11%	39	42	6.73%
10	24	3	4.76%	47	42	7.40%
11	15	27	7.41%	15	31	3.82%
12	12	18	5.29%	21	37	4.82%
13	10	21	5.47%	54	23	6.40%
14	10	11	3.70%	38	58	7.98%
15	7	41	8.47%	24	32	4.66%
16	17	10	4.76%	29	59	7.32%
17	15	10	4.41%	50	48	8.15%
18	8	18	4.59%	27	39	5.49%

Table 8: 2000 Population by Race

Race	Buena Vista	Salida	Buena Vista	Salida
Total Population	2,101	5,414	100.00%	100.00%
White alone	2,056	5,004	97.86%	92.43%
Black or African American alone	0	6	0.00%	0.11%
American Indian and Alaska Native alone	4	67	0.19%	1.24%
Asian alone	0	27	0.00%	0.50%
Some other race alone	19	175	0.90%	3.23%
Two or more races	22	135	1.05%	2.50%

Source: US Census Bureau

Table 9: Buena Vista Schools

	Elementary 2001-2002	Elementary 2002-2003	Elementary 2003-2004	Middle School 2001-2002	Middle School 2002-2003	Middle School 2003-2004	High School 2001-2002	High School 2002-2003	High School 2003-2004
Enrollment	392	368	380	251	246	247	349	326	316
Average Daily Attendance	370	345	357	235	230	232	326	306	292
Students per Total Staff	8.7	7.9	8.3	11.8	10.4	10.4	8.9	8.4	7.7
Safety and Discipline Incidents	5	5	16	12	12	11	23	27	21
Students Eligible for Free Lunch	75	61	66	52	53	52	40	35	35

Source: State of Colorado School Accountability Reports

Table 10: Total Housing Structures

Total Housing Units	1999	2000	% Change 1999-2000	2001	% Change 2000-2001	2002	% Change 2001-2002	2003	% Change 2002-2003
Chaffee County	7,914	8,392	5.70%	8,622	2.67%	8,841	2.48%	9,075	2.58%
Buena Vista	1,054	1,124	6.23%	1,155	2.68%	1,184	2.45%	1,217	2.71%
Salida	2,836	2,748	-3.20%	2,824	2.69%	2,897	2.52%	2,978	2.72%

Table 11: 1999 Buena Vista Housing Units

Housing units	Total	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 rooms	9 or more rooms
Buena Vista	1082	2	69	116	183	273	253	83	60	43

Source: DOLA Colorado Demography Section and 2000 US Census

Table 12: Projected Buena Vista Housing Units

Year	Calculated Number of Households
2004	1,268
2005	1,312
2006	1,357
2007	1,404
2008	1,453
2009	1,503
2010	1,555
2015	1,843
2020	2,184
2025	2,588
2030	3,067

Source: DOLA Colorado Demography Section

Table 13: Occupied Housing Units

Occupied Housing Units	1999	2000	2001	2002	2003
Chaffee County	6352	6584	6718	6782	6798
Buena Vista	963	948	995	1004	1008
Salida	2691	2504	2549	2577	2586

Table 14: 2000 Buena Vista Occupied Housing

Occupied Housing	Total housing units	Total occupied housing units	Owner occupied	Renter occupied	1-person household	2-person household	3-person household	4-person household	5-person household	6-person household	7-or-more-person household
Buena Vista	1082	948	619	329	246	402	139	108	21	19	13

Table 15: Vacancy Rate

Vacancy Rate	1999	2000	2001	2002	2003
Chaffee County	19.74%	21.54%	22.08%	23.29%	25.09%
Buena Vista	8.63%	12.99%	13.85%	15.2%	17.17%
Salida	5.11%	8.88%	9.74%	11.05%	13.16%

Table 16: Census 2000 Buena Vista Vacant Housing Units

Vacant Housing	Total Housing Units	Total Vacant Units	For rent	For sale only	Rented or sold; not occupied	For seasonal; recreational; or occasional use	Total
Buena Vista	1082	134	61	20	4	49	1082

Source: US Census Bureau

Table 17: Buena Vista Rental Vacancy Rates During the First Quarter of 2005

Rental Group	Vacant Units	Total Units	Vacancy Rate
\$426 to \$450	0	40	0.00%
\$451 to \$475	0	2	0.00%
\$526 to \$550	3	42	7.10%
TOTALS	3	84	3.60%

Source: The Colorado Division of Housing and Dr.
Gordon von Stroh

Table 18: Persons per Household

Persons per household	1999	2000	2001	2002	2003
Chaffee County	2.36	2.26	2.26	2.26	2.26
Buena Vista	2.37	2.24	2.24	2.24	2.25
Salida	2.21	2.15	2.15	2.15	2.15

Source: : U.S. Bureau of the Census: Census 2000 Demographic Profiles for Colorado Counties and Places

Table 19: Year Housing Constructed

Year housing constructed	1939 or earlier	1940 to 1949	1950 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1994	1995 to 1998	1999 to March 2000
Buena Vista	173	45	162	115	271	83	44	124	65

Source: US Census Bureau

Table 20: 2004 Chaffee County Rental Households by Housing Cost Burden

% of Income Paid in Rent	Less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 or more
Less than 20%	13	4	88	133	163	96	50
20 to 24%	19	16	128	60	0	0	0
25 to 29%	36	37	94	32	0	0	0
30 to 34%	10	39	50	19	0	0	0
35% or more	183	196	68	0	0	0	0
Not computed	20	26	34	29	1	7	17

Source: Colorado Division of Housing

Table 24: Chaffee County Home Sales

Chaffee County	# of Home Sales	Median Adjusted Price/sf	Projected Value 1,300 sf home	Projected Value 1,500 sf home	Projected Value 2,000 sf home
2003	408	\$116	\$150,598	\$173,767	\$231,690
2004	408	\$115.84	\$150,598	\$173,767	\$231,690

Source: Colorado Division of Local Affairs, Colorado Division of Housing, Value West <http://valuestwest.com>

Table 25: Buena Vista and Salida Employment by Industry

Industry	Buena Vista	Salida
Agriculture and Mining	0	43
Production	59	259
Construction	122	291
Farming, fishing and forestry	0	4
Sales and office	340	843
Personal care	16	106
Building Maintenance	39	88
Food preparation	65	177
Protective service	94	119
Service	225	553
Healthcare	69	345
Arts	5	47
Education	65	85
Legal	3	0
Community and social services	43	69
Architecture and engineering	16	23
Computer and mathematical	2	12
Management and Professional	257	638

Source: US Census Bureau

Table 26: Buena Vista Businesses

SIC Description	Number of Businesses
Agricultural Services and Production	13
Forestry	2
Oil and Gas Extraction	1
Building Construction	88
Textile Mill Products	1
Finished Products from Fabrics & Similar Materials	3
Lumber and Wood Products, Except Furniture	6
Printing, Publishing and Allied Industries	4
Stone, Clay, Glass, and Concrete Products	2
Electronic	1
Transportation Equipment	1
Instruments, Clocks, Photo	1
Miscellaneous Manufacturing Industries	5
Railroad Transportation	1
Motor Freight Transportation	7
United States Postal Service	1
Water Transportation	1
Transportation Services	5
Communications	3
Electric, Gas and Sanitary Services	6
Wholesale Trade - Durable Goods	6
Wholesale Trade - Nondurable Goods	8
Building, Garden Supply & Mobile Home Dealers	8
General Merchandise Stores	1
Food Stores	6
Automotive Dealers and Gasoline Service Stations	10
Apparel and Accessory Stores	1

SIC Description	Number of Businesses
Home Furniture, Furnishings and Equipment Stores	6
Eating and Drinking Places	18
Miscellaneous Retail	33
Depository Institutions	3
Nondepository Credit Institutions	2
Security & Commodity Brokers, Dealers & Services	4
Insurance Agents, Brokers and Service	7
Real Estate	28
Holding and Other Investment Offices	5
Lodging Places	31
Personal Services	17
Business Services	28
Automotive Repair, Services and Parking	13
Miscellaneous Repair Services	17
Motion Pictures	5
Amusement and Recreation Services	13
Health Services	14
Legal Services	3
Educational Services	8
Social Services	4
Museums, Art Galleries, Botanical/Zoological Gardens	3
Membership Organizations	30
Engineering, Accounting, Research& Related Svcs	31
Services, Not Elsewhere Classified	6
Executive, Legislative & General Government	1
Justice, Public Order and Safety	2
Administration of Human Resource Programs	1
Total Business Count	525

Table 27: Chaffee County Employment by Industry

Year	Agriculture	Mining	Utilities	Construction	Manufacturing	Wholesale Trade	Retail Trade	Transportation	Information	Finance and Insurance	Real Estate
2004_1	12	15	38	596	149	152	898	25	127	253	149
2003	27	12	39	571	206	152	895	32	113	217	149
2002	25	11	40	590	196	147	859	43	111	230	152
2001	32	11	32	641	211	148	829	36	102	211	152

Year	Professionals	Management	Administrative	Education	Health	Arts & Entertainment	Accommodation and Food Services	Other Services	Public Administration
2004_1	215	N/A	62	488	778	399	851	182	660
2003	181	N/A	64	454	543	335	1012	197	665
2002	183	N/A	46	457	748	298	1049	201	688
2001	181	5	112	455	741	180	1044	194	663